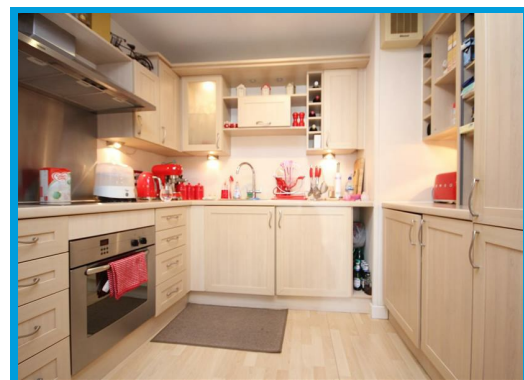




Chantry Place, Sydenham Road Guildford, Surrey GU1 3SF

£1,750 PCM

Located in the heart of the town centre, this beautifully presented two bedroom apartment is positioned in a well maintained building with secure underground parking.



# Description

Situated in the sought-after Guildford development, is this contemporary two-bedroom apartment offering stylish living in a prime central location. Perfect for professionals or couples, this well-presented home is just a short walk from Guildford High Street, transport links, and local amenities. The property comprised a modern open plan living room providing plenty of natural light and a contemporary kitchen with integrated appliances. Both bedroom are generously sized with the master bedroom benefiting from built in wardrobes and a sleek bathroom suite with overhead shower. With allocated parking and gated entry. This property is available beginning of May, furnished or unfurnished.



| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| 1-10 G                                      |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| 1-10 G                                                          |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

