

TO LET



**A FIRST FLOOR ONE BEDROOM APARTMENT
SITUATED IN A PLEASANT SIDE STREET
IN THE HEART OF GUILDFORD
JUST A SHORT WALK TO THE MAINLINE STATION
A MULTITUDE OF SHOPS AND LEISURE FACILITIES NEARBY
DOUBLE GLAZED AND GAS CENTRAL HEATING
GARAGE AND VISITORS PARKING
COUNCIL TAX BAND C
RENTAL DEPOSIT £1,342.50
AVAILABLE FROM NOW**

The property is a one bedroom first floor flat with double glazing, gas central heating with radiators and a garage. Situated in a purpose build development in a pleasant side street in the heart of Guildford Town. The property is just underdoing some refurbishment and



**HUGGINS
EDWARDS
& SHARP**

**FRESHCLIFFE HOUSE EAST, GUILDFORD, GU2 4AN
£885 PCM**



{Floorplan1}

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Doors to front and rear access. Carpeted stairs to first floor.

FIRST FLOOR

HALL

Own front door to entrance hall with meter cupboard outside. Parquet flooring and doors to lounge, bedroom and bathroom.

KITCHEN 9'11" x 5'9" (3.02m x 1.75m)

Fitted with a range of grey floor and wall units, integrated electric oven, integrated fridge with small freezer compartment, inset four ring gas hob. A washing machine is to be installed. Glow-worm gas fired boiler for hot water and central heating with radiators.

Full height airing cupboard housing hot and cold water tanks and shelving.

DOUBLE BEDROOM 10'11" x 10'9" (3.33m x 3.28m)

Fitted with a range of matching bedroom furniture including two single wardrobes, bedside cabinets, headboard and dressing table.

BATHROOM 7'2" x 5'4" (2.18m x 1.63m)

This is to be refitted with new matching sanitaryware in white including a vanity unit with inset wash hand basin, panel enclosed bath with shower over, W.C and new flooring.

OUTSIDE

GARAGE

PARKING

Visitors Parking.

Note 1: Council Tax Band C

ADMINISTRATION CHARGE : £300 incl VAT - Which includes referencing for up to 2 people and the tenancy agreement fee. Any further tenants will be charged £50.00 + VAT per tenant. (Please note this is non-refundable)

DPS DEPOSIT : One and a half months Rent.
IF PERMISSION IS GIVEN FOR A PET : Monthly Rent x 2 will be charged as a Deposit.
INVENTORY CHECK-IN FEE: From £95.00 dependent on size of property.

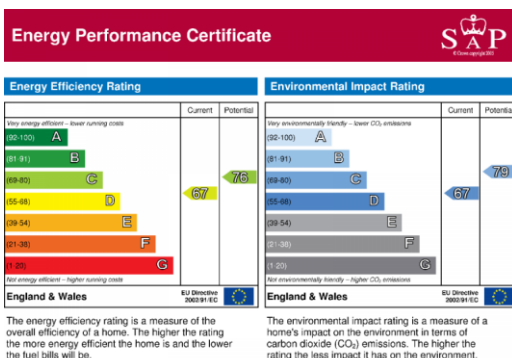
Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

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