

# CAVENDER

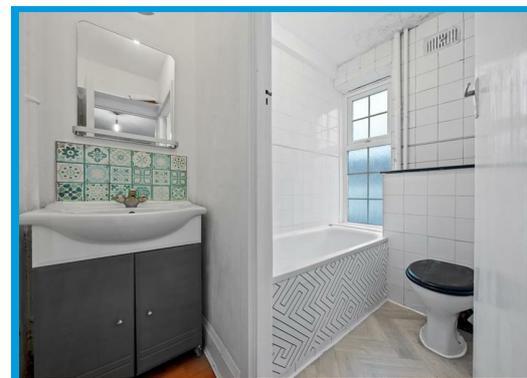
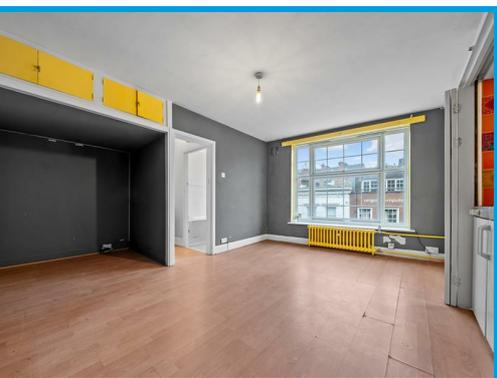
ESTATE AGENT



High Street, Guildford, Surrey GU1 3BY

Guide Price £175,000

**\*\*NO ONWARD CHAIN\*\*** Modern studio apartment, located in the heart of Guildford town centre only moments from both train stations.

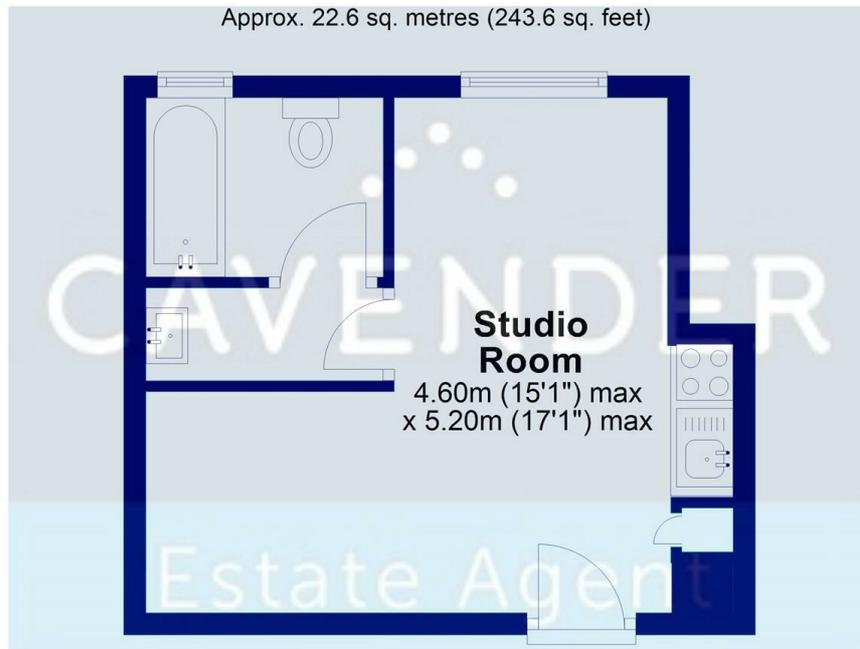


# Description

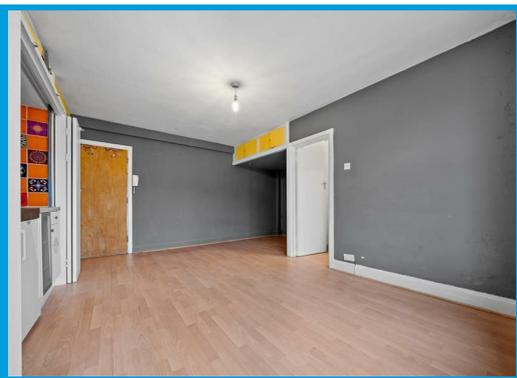
**\*\* NO ONWARD CHAIN \*\*** This modern large studio apartment is conveniently located on Guildford High Street and only moments from both train stations and easy A3 access. The property is accessed through secure telephone entry system and comprises, modern kitchen, large living/ bedroom and bathroom suite with shower over bath.

## Second Floor

Approx. 22.6 sq. metres (243.6 sq. feet)



Total area: approx. 22.6 sq. metres (243.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

