



A two double bedroom apartment located in the centre of Guildford.

**Cavendish House, Eastgate Gardens, Guildford, Surrey, GU1**

£1,550 pcm plus fees apply, Furnished  
Available from 01.06.2021



- Open plan reception kitchen
- Two double bedrooms
- Two bathrooms
- Excellent storage
- Fully furnished
- Central Guildford location

#### Local Information

Cavendish House is located at the top of Guildford High Street just moments from the many shops, bars and restaurants on the superb cobbled high street. Nearby transport links include Guildford Station (National Rail).

#### About this property

A fully furnished two double bedroom apartment situated in the centre of Guildford, just off the High Street. Situated on the third floor of an apartment block (with lift access) the property has wood floors throughout and views across Guildford. Accommodation comprises: entrance hallway with fitted wardrobes ideal for coats and shoes. Open-plan reception kitchen with views across Guildford. Two double bedrooms, both with fitted wardrobes (Master bedroom with en suite shower room). Separate bathroom with shower above bath. Gas central heating and LED lighting.

#### Furnishing

Furnished

#### Local Authority

Guildford Borough Council,  
Guildford  
Council Tax Band = C

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.

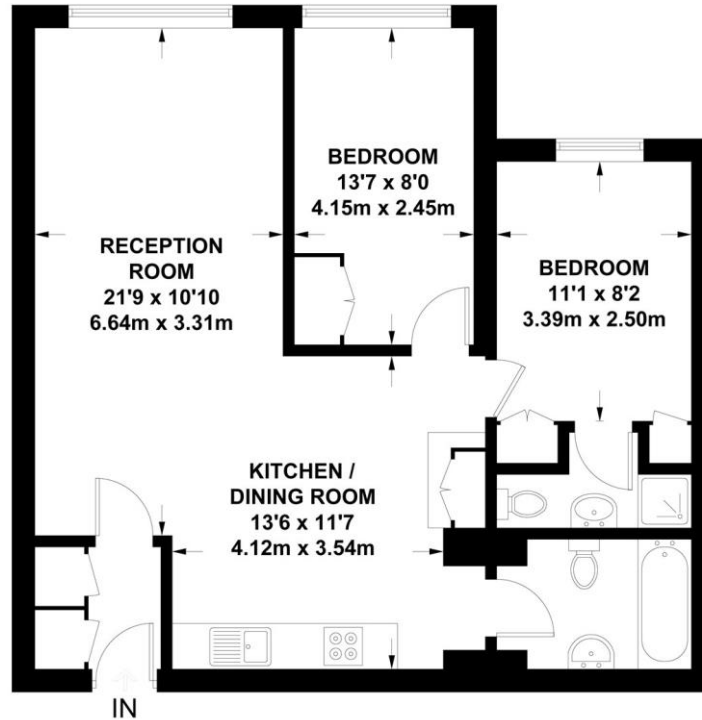






Eastgate Gardens

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft



Third Floor

Exposure House © 2016 (ID264068)  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210419SMAL

