



# A bright and spacious two bedroom first floor apartment

**Shawfields, 41 Cranley Road, Guildford, Surrey, GU1**

£1,300 pcm plus fees apply, Unfurnished  
Available from 01.07.2020

**savills**



Double aspect reception room • Kitchen • Two bedrooms  
• Two bathrooms (one en suite) • Off street parking •  
Communal garden

### Local Information

The property is situated just moments away from Guildford town centre and the mainline station. Guildford is ideally located for commuters, lying between London and the south coast, both can be accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports via the M25. Guildford main line station has fast trains to London/Waterloo from about 34 minutes. Guildford has an enviable selection of shops, and offers a variety of entertainments, including bars, restaurants, theatres, cinema and leisure centre. There are a number of first class schools in the immediate environs, including Guildford High School for Girls, The Royal Grammar School and Tormead, as well as those in the surrounding area.

### About this property

**\*\*VIDEO TOUR AVAILABLE  
UPON REQUEST\*\***

A bright two bedroom apartment in a quiet residential setting, within a mile of the town centre and 0.7 miles of London Road mainline station. Accommodation comprises a dual aspect generously sized living room with ample room for dining and seating area, a separate fully fitted kitchen, principal bedroom with en suite shower room, further double bedroom and further family

bathroom. There is additional storage and a useful hallway area to the front of the property. The property comes with an allocated parking space and access to communal gardens.

### Furnishing

Unfurnished

### Local Authority

Guildford Borough Council,  
Guildford  
Council Tax Band = D

### Energy Performance

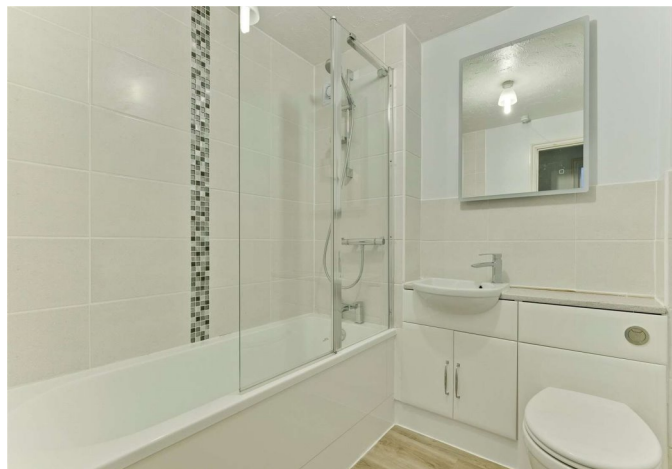
EPC Rating = C

### Viewing

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









Shawfields, 41 Cranley Road, Guildford, Surrey, GU1  
Gross Internal Area 70.4sq ft, 758m²

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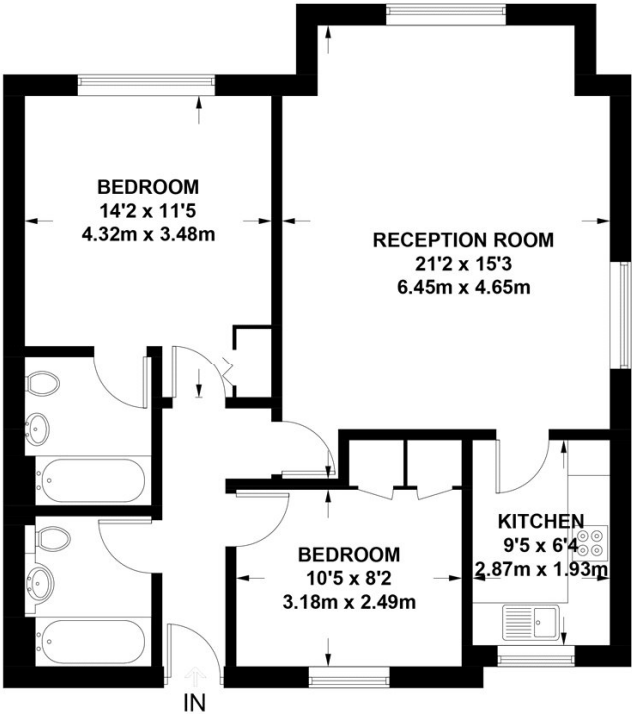


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Cranley Road, Guildford

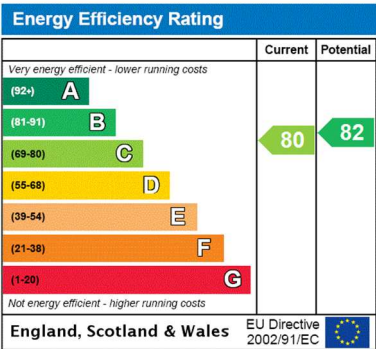
Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



First Floor

Exposure House © 2018 (ID470853)  
www.exposurehouse.co.uk

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.



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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. . 20200709CHDV



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