



A luxury one bedroom apartment in the heart of Guildford town centre

**Bury Fields House, Bury Fields, Guildford, Surrey, GU2**

£1,300 pcm plus fees apply, Unfurnished  
Available from 14.08.2020



Sitting room • Open plan kitchen • One bedroom • One family bathroom • Off street parking

**About this property**

This development is conveniently positioned close to the High Street and close to the banks of the river Way and the beautiful National Trust land. The apartment consists of a large, bright open plan reception kitchen, a good sized double bedroom with fitted wardrobes and a bathroom with shower above bath. The apartment also includes a private parking space. Perfectly positioned for commuting into central London as the train station is located just 500 metres away, with direct link into Waterloo.

**Local Information**

Set within Guildford town centre conservation area the development is conveniently positioned in the centre of Guildford. On a quiet back street within close proximity to the canal and the bustling high street - the locality is rich in amenities, commercial and cultural attractions. Within a short walk you are immersed in Guildford's full and varied arts scene with a choice of galleries and theatres, including the highly regarded Yvonne Arnaud Theatre. Guildford's geographical position boasts unparalleled road links to London and the rest of the UK, with the added benefit of several international airports and ports within a short drive. Whilst being exceptionally connected to urban areas, the town sits in the heart of Surrey's idyllic countryside where both Surrey Hills and North Downs allow enjoyment of

outdoor activities that the finest of British countryside has to offer.

**Furnishing**

Unfurnished

**Local Authority**

Guildford Borough Council,  
Guildford  
Council Tax Band = C

**Energy Performance**

EPC Rating = C

**Viewing**

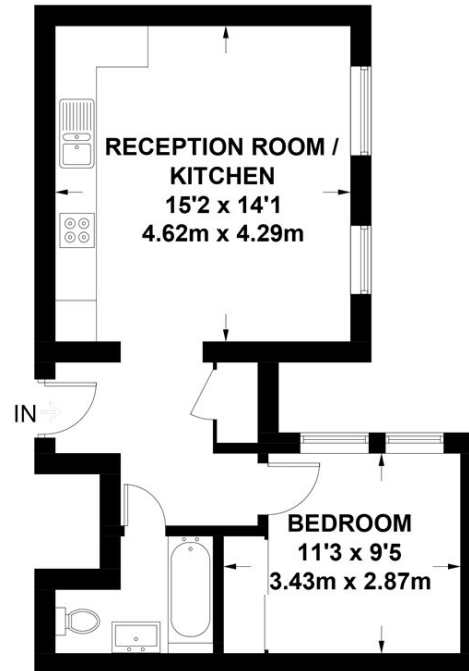
All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.  
Telephone: +44 (0) 1483 796 830.






## Bury Fields, Guildford

Approximate Gross Internal Area = 40.1 sq m / 432 sq ft



**Second Floor**  
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[www.exposurehouse.co.uk](http://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.

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>	<b>78</b>	<b>78</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			
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](http://Savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](http://savills.co.uk/applicant-guide). Hard copy available on request. . 20200528CHDV

