



A RECENTLY BUILT CONTEMPORARY TWO BEDROOM APARTMENT

QUINNS PLACE, ALBURY ROAD, GUILDFORD, SURREY, GU1

Furnished or Unfurnished – £1,750 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 08/01/2019



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TWO BEDROOM APARTMENT
LOCATED MOMENTS AWAY FROM
GUILDFORD HIGH STREET.**

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GUILDFORD, SURREY, GU1

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- 2 Bedrooms • 2 Bathrooms • 1 Receptions
- Modern living at its best, contemporary throughout • Lift access to the second floor
- Private balcony, perfect for drinks or outdoor dining • Allocated off street parking for one car • Moments away from Guildford High Street • EPC Rating = B • Council Tax = E

Description

This beautiful second floor apartment boasts a bright and spacious open plan living/dining area with double French doors leading out to a private balcony. There is a contemporary open plan kitchen with integrated appliances. With two double bedrooms, each with fitted wardrobes, an en suite shower room to the master and separate family bathroom. Great storage throughout and an allocated off street parking space for one car.

Situation

Located just a 10 minute walk from historic Guildford town centre, with its charming old buildings, picturesque views over St. Catherine's Hill and beautiful countryside, Quinns Place has something to offer everyone.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Epsom Road

Approximate Gross Internal Area
74.5 sq m | 802 sq ft



Second Floor

Exposure House © 2016 (10263615)
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+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20181017SMAL

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