



## A first floor one double bedroom apartment in the centre of Guildford

**Cobbett Place, 10 Sydenham Road, Guildford, Surrey, GU1**

£1,250 pcm plus fees apply, Furnished, Part Furnished, Unfurnished  
Available from 18.04.2021



- Open plan kitchen/reception
- Excellent entrance hallway with built in storage
- Double bedroom
- Bathroom
- Off street parking for one car
- Central Guildford location

#### Local Information

Perfectly positioned for commuting into central London as the property is located close to both London road train station and Guildford Train Station, with direct links into London Waterloo.

#### About this property

A luxury first floor one double bedroom apartment in the Cobbett Place development, conveniently located in the centre of Guildford at the top of the High Street. Accommodation comprises: entrance hallway with two large cloak cupboards; bright and spacious open plan reception kitchen with integrated appliances including a dishwasher; double bedroom with a large fitted wardrobe and a family bathroom. The apartment also includes a private parking space.

#### Furnishing

Unfurnished

#### Local Authority

Guildford Borough Council,  
Guildford  
Council Tax Band = C

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.

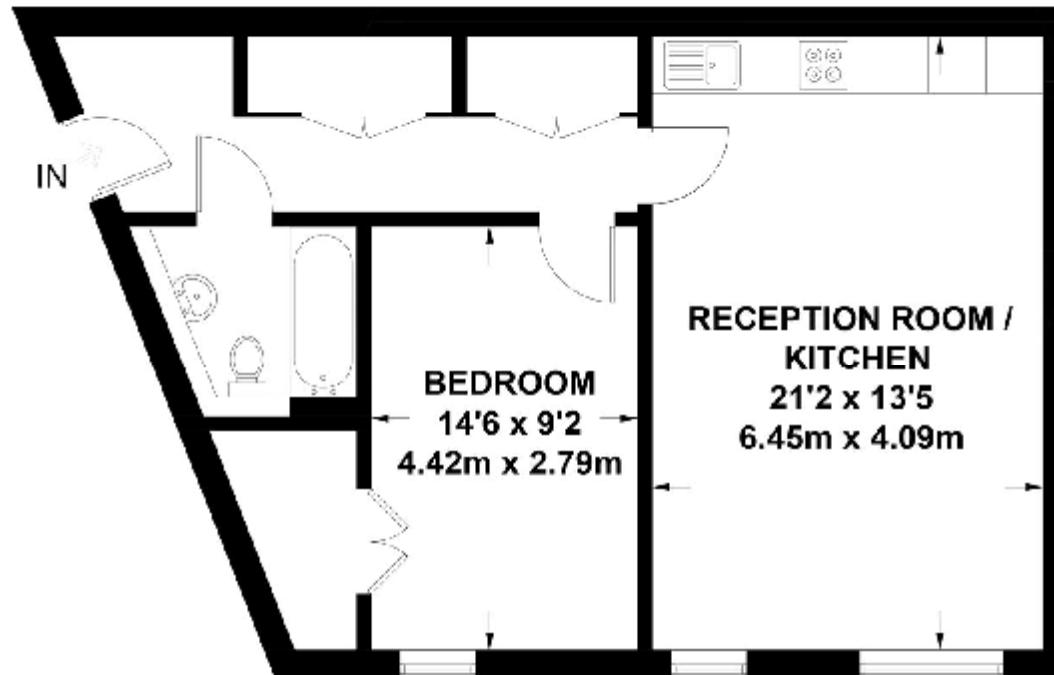






**Sydenham Road**


Approximate Gross Internal Area = 58.9 sq m / 634 sq ft



**First Floor**

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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+)	A		
(81-91)	B	86	86
(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	

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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. . 20210113SMAL

