

# COOPER ROAD



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GUILDFORD, SURREY, GU1 3LY

Absolutely stunning, first floor, high specification one bedroom apartment in one of the most sought after Guildford town centre locations.

Available: 9th August 2024

£1,400 PCM (Per Calendar Month)

Flat, 1 Bedroom, 1 Bathroom, 1 Reception,  
Unfurnished

## Key Features

- Modern Apartment
- Guildford town centre
- Modern, open plan kitchen
- Lutron lighting
- Available August





## THE PROPERTY

### Description

The apartment is finished to a very high standard throughout. The interior design is very contemporary with a large, very light sitting room into an open plan kitchen with hard flooring throughout. The kitchen has white units with granite worktops and integrated Bosch appliances including a dishwasher, fridge/freezer, oven and gas hob. The bathroom has a feature bath and separate shower cubicle and the bedroom has fitted mirrored wardrobes. There is a utility cupboard which houses a Bosch washer/dryer. All of the windows have either fitted shutters or Venetian blinds.

Further features include Lutron lighting and ceiling speakers, and a spacious entrance hall where you can store your coats & shoes



## Location

Cooper Road is located in a highly desirable part of Guildford town centre known as Charlotteville, within walking distance of the town centre, including shops, restaurants and bars as well as both train stations. The location also lends itself to outdoor pursuits with Pewley Downs within also walking distance.

Parking is on road with a permit obtained from Guildford Borough Council. The current tenants were able to obtain two permits but all enquiries should be made to Guildford Borough Council.

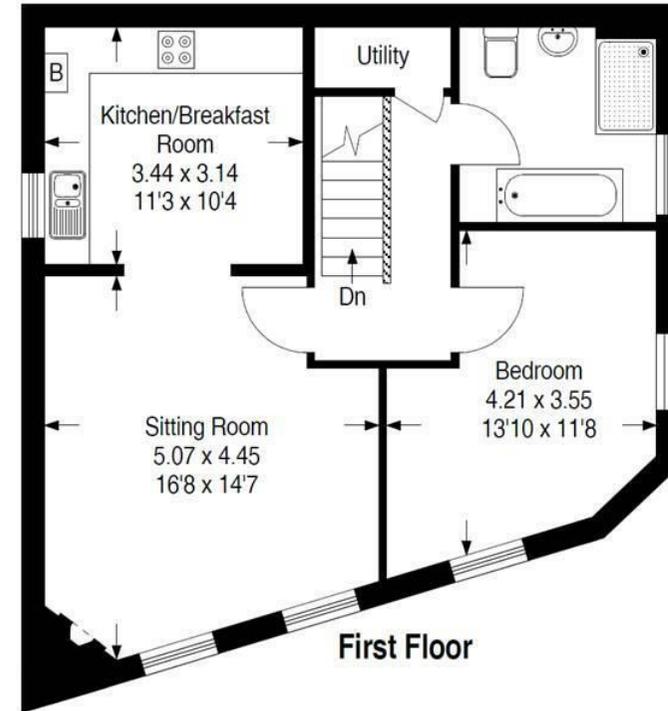
Available August.

Regrettably no children, pets or smokers.

Holding deposit: £323

EPC B

Guildford Borough Council tax band C



## Guildford

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