

LEAPALE LANE



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GUILDFORD, GU1 4PT

Exceptional, two bedroom, two bathroom apartment in Guildford town centre with parking. Available in November.

Available: 1st November 2022

£1,800 Per Month (Per Calendar Month)

Flat, 2 Bedroom, 2 Bathroom, 1 Reception, Unfurnished

Key Features

- Central Guildford
- Two bedrooms
- Two bathrooms
- Balcony
- Secure underground parking
- Underfloor heating





THE PROPERTY



Description

The front door to the apartment opens into an entrance hall with a storage cupboard containing a washer/dryer, this leads into the large open plan reception/kitchen with sitting and dining areas and glass sliding door onto the private balcony. The kitchen is fitted with a full range of integrated appliances including a fridge, freezer, dishwasher, oven and induction hob.

The master bedroom includes fitted wardrobes and an ensuite shower room, the second double bedroom also includes wardrobes and is served by the family bathroom with shower over the bath.

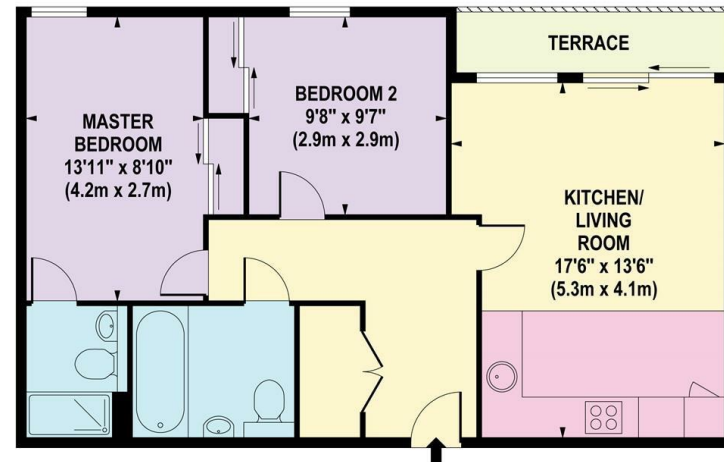
There is parking for one car in the secure underground parking with lift access.

Location

The Bellerby Apartments are located above Waitrose, just a three minute walk from the town's bustling and beautiful High Street and 10 minutes walk from the station.

Council tax; Guildford Borough Council; Band C £1,874.47 2022 - 2023
EPC Rating; B

Available in November.



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 671 SQ FT / 62 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

