

# SPRINGFIELD HOUSE



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GUILDFORD, SURREY, GU1 4DW

A well presented one double bedroom apartment in a fantastic town centre location, available in December.

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Available: 18th December 2024

£1,350 PCM (Per Calendar Month)

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

## Key Features

- Guildford Town Centre
- Finished to a high standard
- Modern kitchen and bathroom
- One double bedroom
- Available December





THE PROPERTY



## Description

The property offers a generous living area with under stairs storage, modern kitchen with integrated appliances and a 5 ring gas hob, a beautifully finished bathroom with underfloor heating, heated towel rail and one double bedroom.

## Location

Springfield Road is located in a very central Guildford location, with easy access to both mainline and London Road train stations as well as all of the shops, restaurants, bars and live entertainment venues.

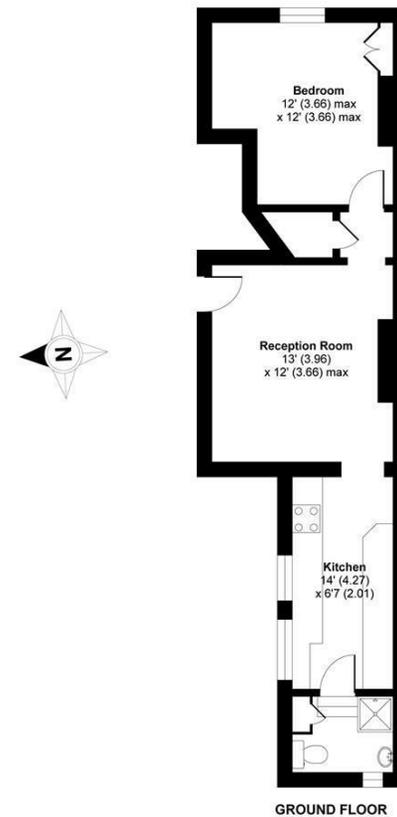
Available in December on an unfurnished basis.  
Parking permits are issued by Guildford Borough Council

Holding deposit; £311  
EPC Rating C  
Guildford Borough Council tax band C: £2,026.96 pa (2024/25)



## Springfield Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 452 SQ FT 42 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

