

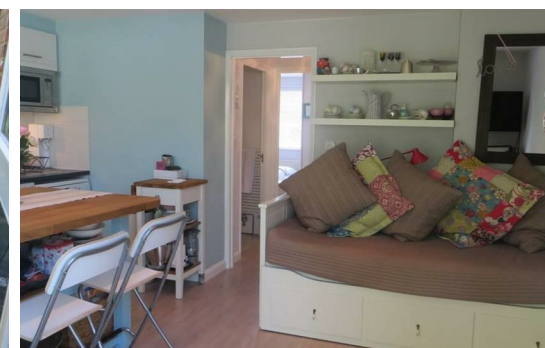


**Warren Road  
 Guildford**

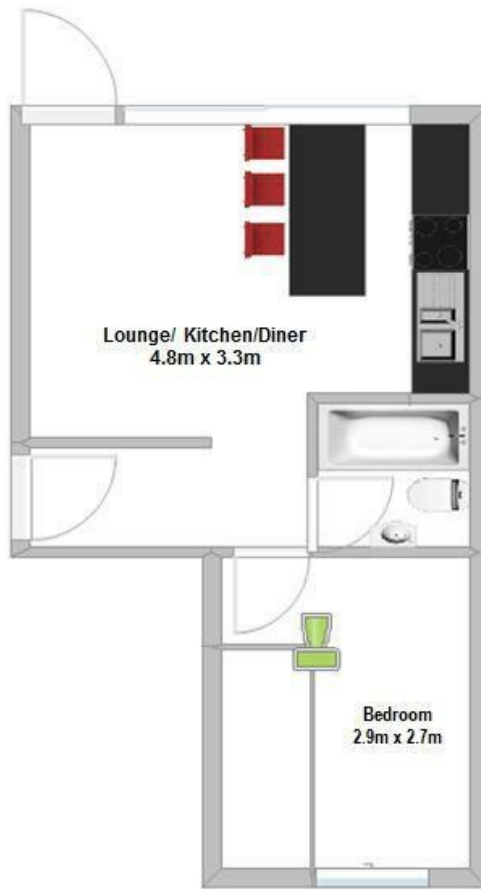
**Offers in excess of £250,000**

Buy to let investment or a great first time buy. A one bedroom ground floor flat close to Guildford town centre and a 5 minute walk to London Road station. Accommodation comprises entrance hall, open plan living room with modern kitchen, double bedroom, bathroom, garden and off street parking.

- Allocated Parking
- Gas fired central heating
- Private Garden
- Close to schools
- Double glazing
- Close to station and public transport services



**Warren Road  
Guildford**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		