



**Pacey
Wingent
Dickson®**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Cross Lanes, Guildford, GU1

£1,350PCM (Deposit: £1,557)

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- One Bedroom Maisonette
- Includes Heating and Hot Water in the rent
- EPC Rating C
- Large Kitchen
- Moments from the High Street and London Road Station
- Golden Triangle
- Council Tax Band A
- Residents Parking
- Modern Shower Room
- Easy access to A3/A25/A31/M25



Tax Band: A Furnished: Part Furnished

A beautifully presented ground floor apartment ideally located just moments from London Road Station and Guildford High Street.

With its own private entrance, the property features a bright living room with bay window and wood-effect flooring, a modern kitchen with integrated appliances, and a spacious double bedroom overlooking communal gardens. The stylish shower room includes a large cubicle, vanity unit, storage, and WC.

Further benefits include residents' parking, well-kept communal grounds, and rent inclusive of heating and hot water.

Just a short walk to Stoke Park and Guildford town centre, with excellent transport links including fast trains to London and easy access to the A3 and M25.

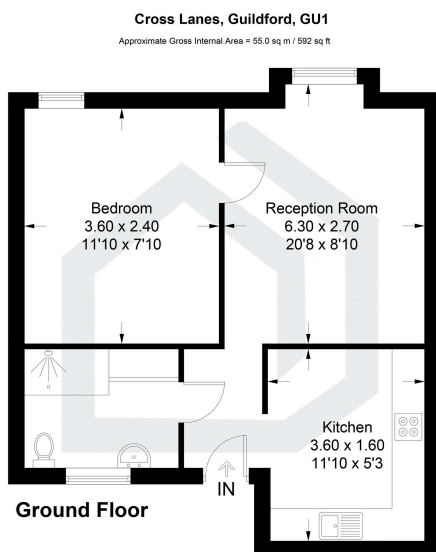


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