



INDEPENDENT PROPERTY AGENTS

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## Walnut Tree Close, Guildford, GU1 4TT

£2,350PCM (Deposit: £2,711)

 Students welcome Furnished

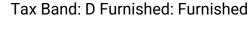
 Two double bedrooms Two bathrooms

 Utility space Private balcony

 Large open plan living space Modern fitted kitchen with built in appliances

· Moments from the University · Walking distance to Guildford of Surrey and town centre station





\*\*\*Ideal for Students\*\*\* A fully furnished two double-bedroom, two-bathroom apartment located in the heart of Guildford, just moments from the university, mainline station, and town centre.

Part of the Wey Corner development, the apartment benefits from a secure telephone entry system, lift access, and communal gardens backing onto the River Wey.

Inside, you'll find a spacious open-plan kitchen with fully fitted appliances, a living room with access to a private balcony, two double bedrooms, two modern bathrooms and a separate utility space.

There are many local shops for day to day needs and convenient bus routes into the town which offers an excellent range of shopping, social, recreational and educational amenities. The mainline station offers an excellent, fast and frequent rail service from Guildford to London Waterloo. The A3





















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If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



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