



# York Road, Guildford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- One Bedroom Flat
- Town Centre Location
- Large Lounge Area
- Spacious Double Bedroom
- EPC Rating D
- Council Tax Band C

LOWER GROUND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.

GROUND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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