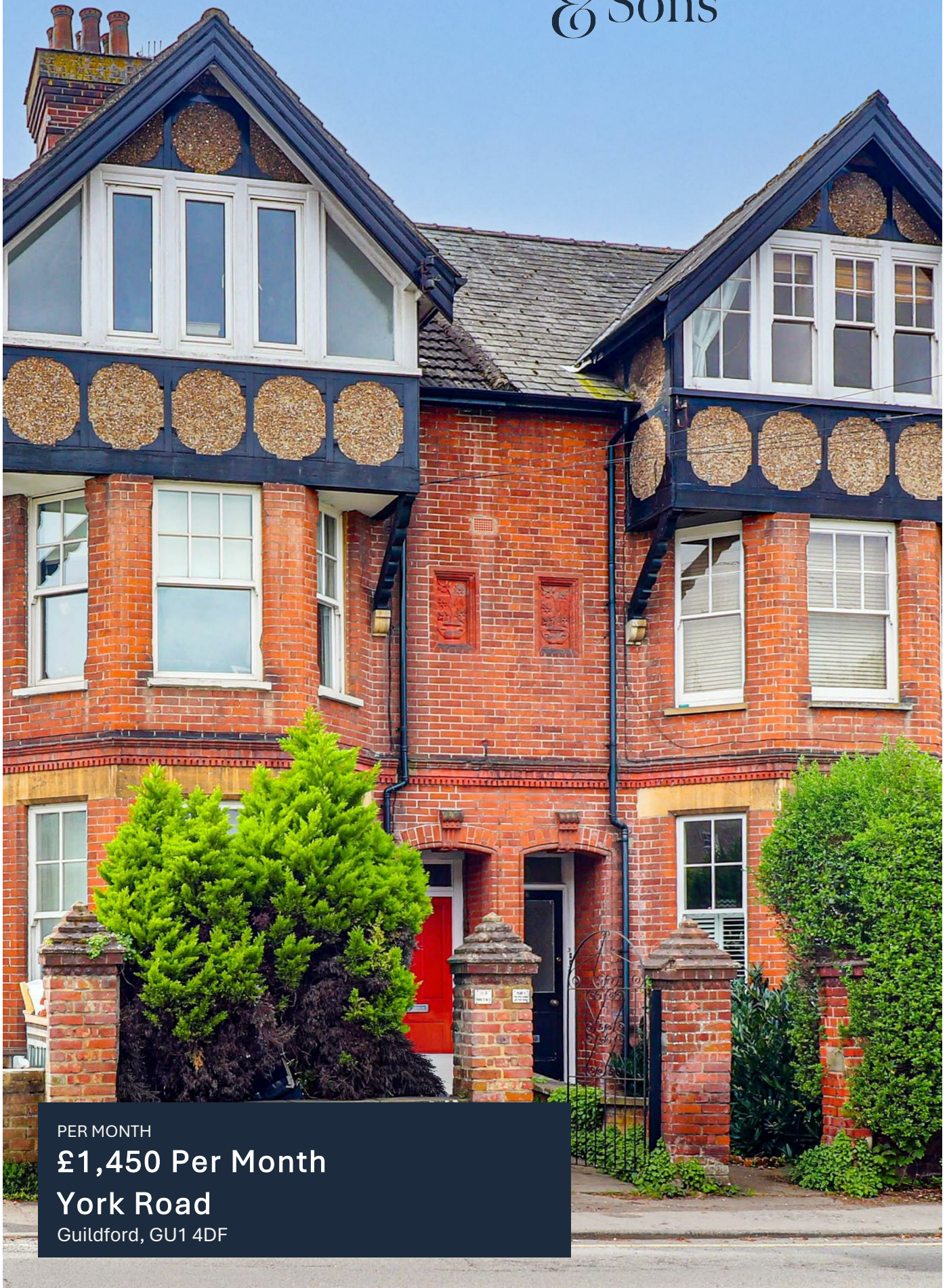


# Howard Morley & Sons

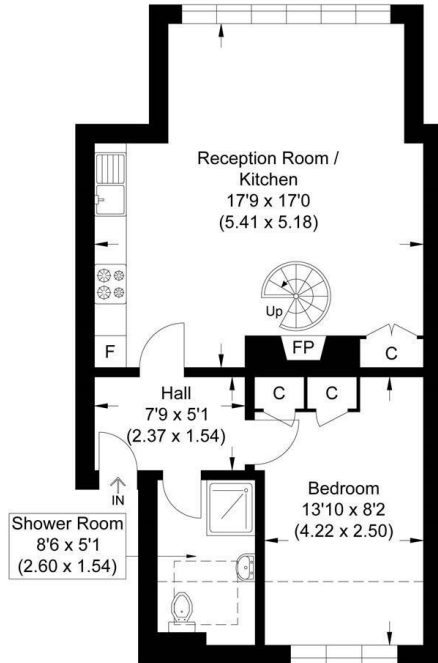


PER MONTH

**£1,450 Per Month**

**York Road**

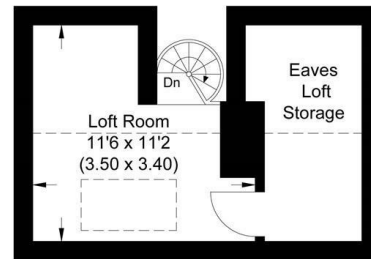
Guildford, GU1 4DF



Ground Floor

Approximate Gross Internal Area  
60.69 sq m / 653.26 sq ft

= Restricted Head Height  
Max Roof Height at apex is 1.7m



Loft Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howard Morley  
& Sons

OFFICE ADDRESS  
276 High Street  
Guildford  
Surrey  
GU1 3JL

OFFICE DETAILS  
01483 575 304  
lettings@hmorley.co.uk  
hmorley.co.uk