PROPERTY DETAILS

26a Madrid Road, Guildford (MRF)

- Three bedroom, first floor flat
- Close to town centre, station & Uni
- Recently refurbished to high standard
- Parking available
- Unfurnished + appliances

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The property is situated in Madrid Road close to local amenities and transport links with Guildford mainline station being a short walk away. It is also in close proximity to the University of Surrey, the town centre.

The property has been extensively refurbished to provide a bright interior with three bedrooms, bathroom and large living room. The large kitchen includes fridge, freezer, ceramic hob, fan oven and dishwasher. The bathroom has a full sized bath with shower over.

Double glazing and gas central heating provide comfort. Parking for one small-to-medium sized car is included. Additional parking available at an additional cost. This property is approached via an outside staircase and is therefore may not suit persons with mobility difficulties.

The property is strictly non-smoking including all external parts of the property.

Council Tax band C
EPC: D

Restrictions	• Smoking is not permitted within the property including external areas.
	• Pets are not permitted without express permission of the landlord.
	• Only persons named applying for and named on any tenancy agreement may reside at the property.
	• Other restrictions may apply. Full details available on request.
Security Deposit	• A deposit equivalent to 5 weeks rental will be required subject to status.
	• Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.
Reservation	In order to reserve the property we ask for a Goodwill Deposit of £250. Refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway. Subject to Contract.

Bedroom

Bedroom

Bedroom

Hallway

w/m

Kitchen

D/W

F/F

Living room

Williams
Property
Management

www.williamspm.co.uk