



**Christian Reid**  
Estate Agents



**Guildford**

**£1,750pcm**

Agraria Road, Guildford, GU2 4LG

**1 Bedrooms**

**1 Receptions**

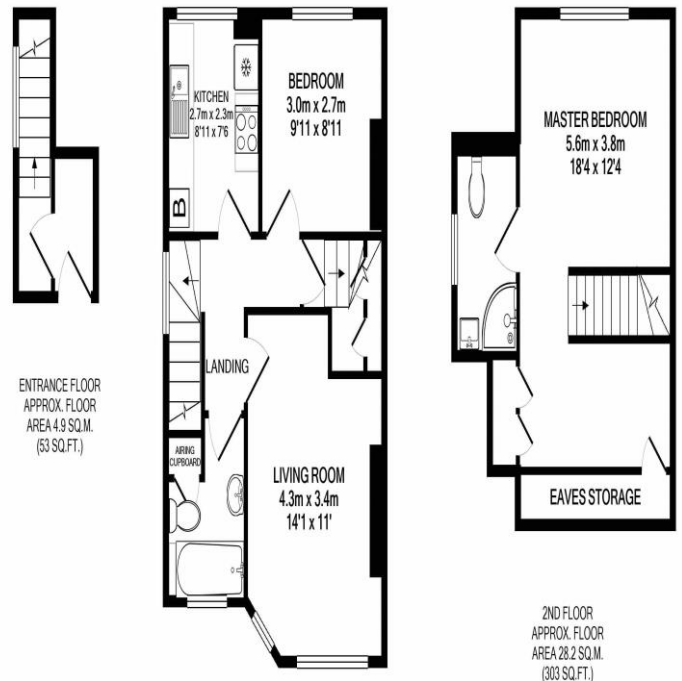
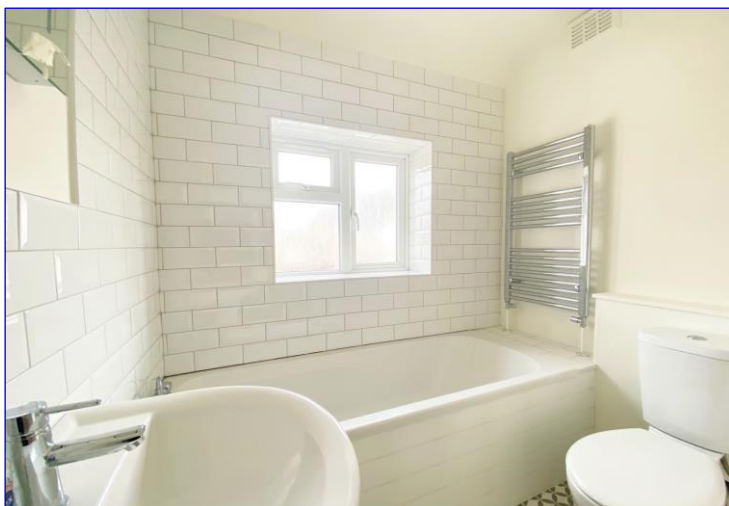
**1 Bathrooms**

**Upper Floor**

**EPC: D**



First Floor Apartment in a Converted Period House | Excellent Location for Train Station, University or Town Centre | Double Bedroom | Living Room | Kitchen with appliances | Bathroom with Shower over Bath | Garden | Residents Street Parking | Gas Central Heating | Double Glazed | Good Energy Rating | Available mid April | Unfurnished



1ST FLOOR  
APPROX. FLOOR  
AREA 38.9 SQ.M.  
(419 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.1 SQ.M. (776 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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