



Flat 19 - St. Margarets, London Road, Guildford, Surrey, GU1 1TJ



**FLAT 19 - ST. MARGARETS, LONDON ROAD,
GUILDFORD, SURREY, GU1 1TJ**

BRIGHT & SPACIOUS FLAT TWO-BEDROOMS
LARGE LIVING/DINING ROOM STUDY
MOMENTS FROM STOKE PARK DIRECT ACCESS TO
COMMUNAL GROUNDS
RESIDENTS PARKING CLOSE TO UPPER HIGH
STREET
NEARBY LONDON ROAD
STATION EPC: E



A spacious two-bedroom ground floor flat within a purpose-built development and offering direct access to the communal gardens; conveniently situated less than a mile from the High Street, London Road station and all amenities.

THE PROPERTY

This spacious and well-appointed ground floor flat benefits from direct access to the south-westerly facing communal grounds. Situated in a popular development across from open parkland at Stoke Park, it allows convenient access to Guildford's High Street and all amenities including London Road railway station and the Spectrum Leisure Centre.

Accommodation comprises: entrance hall; cloakroom; spacious living/dining room with door allowing direct access to communal grounds; study; modern kitchen, open-plan to reception room, fitted with a range white wall and base units with contrasting laminate worktops; inner hallway; two bedrooms, the second bedroom with built-in storage; modern shower room comprising shower cubicle, basin, W.C and tiled splashback areas.

Lease: approx. 939 years remaining (999 years from September 1961)

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charges: £360 per quarter



THE GROUNDS

The development offers established and well maintained communal gardens and unallocated residents parking.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.7 miles

LONDON ROAD STATION | 0.5 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 29 miles

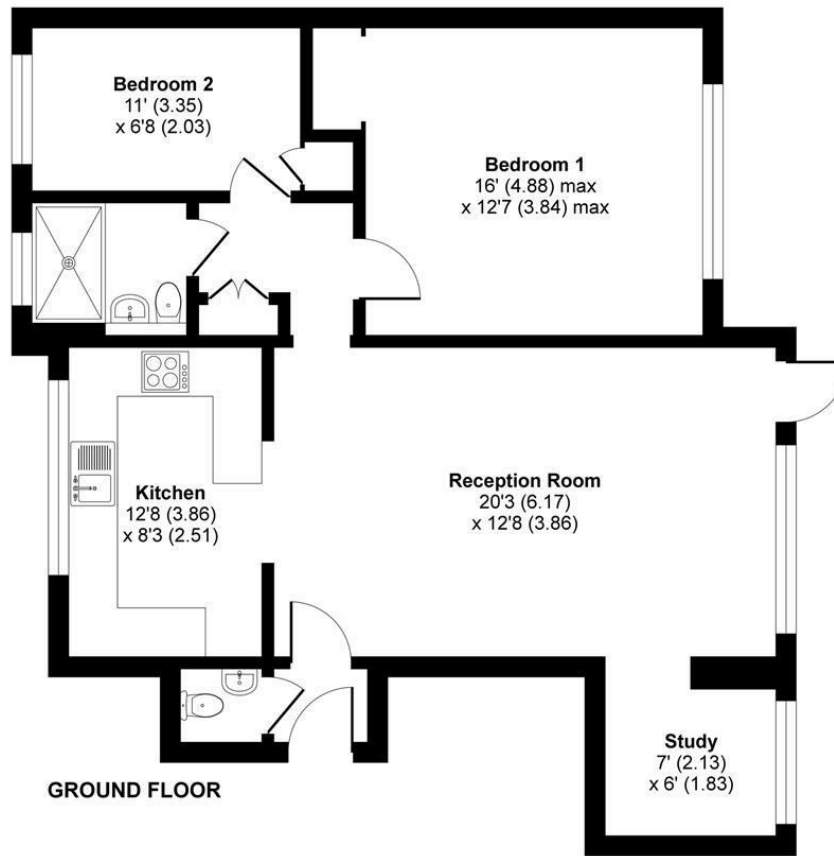
HEATHROW AIRPORT | 21 miles



St. Margarets, Guildford, GU1

Approximate Area = 805 sq ft / 74.8 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

Mains water, drainage and electricity. No gas.

8th December 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2021. Produced for Clarke Gammon. REF: 791972

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 1TJ)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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