



Apt 23 - Printing House Square, The Bars, Guildford, Surrey, GU1 4BU



APT 23 - PRINTING HOUSE SQUARE, THE BARS, GUILDFORD, SURREY, GU1 4BU

TOWN CENTRE DEVELOPMENT	MODERN APARTMENT
TWO DOUBLE BEDROOMS	OPEN-PLAN KITCHEN/RECEPTION ROOM
TWO BATHROOMS	UNDER FLOOR HEATING
SECURE UNDERGROUND PARKING	HEART OF THE TOWN CENTRE
NO ONWARD CHAIN	EPC: C



**A modern two bedroom two-bathroom
ground floor apartment with courtyard
terrace and secure underground parking;
situated in central Guildford, just a
stone's throw from Waitrose and
moments from the High Street's shops,
bars and restaurants.**

THE PROPERTY

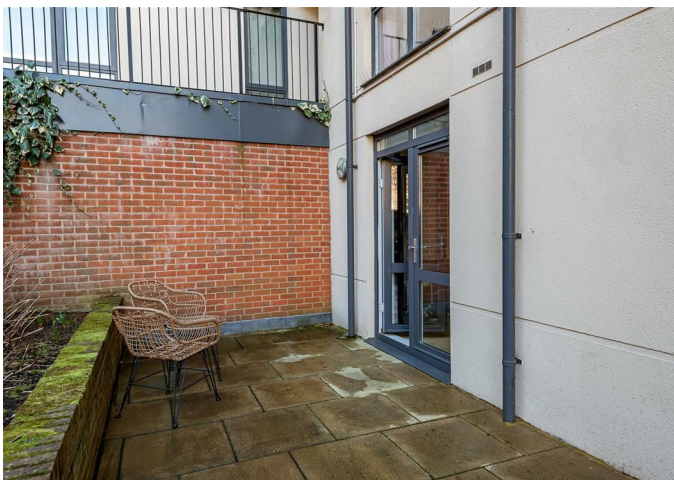
This spacious contemporary apartment benefits from outside space with area of terrace, there is secure underground parking with an allocated parking space plus secure storage unit. Printing House Square is an attractive purpose-built development, situated in the heart of Guildford, just a stone's throw from Waitrose, moments from the bustling High Street and conveniently positioned for Guildford's mainline station with a commuter service to London Waterloo from approximately 35 minutes.

Accommodation comprises: entrance hallway with storage/cloak cupboard and wood flooring; living/dining room with casement doors opening directly onto a courtyard terrace and wood flooring; open-plan to kitchen fitted with a range of modern white units with contrasting worktops incorporating a breakfast bar, integrated appliances to include oven, electric hob and extractor fan above, fridge/freezer, slimline dishwasher and washer/dryer; two well-proportioned double bedrooms with fitted wardrobes, one served by an en-suite shower room comprising shower cubicle, basin, W.C., tiled walls and tiled flooring. Other noteworthy points include: underfloor heating throughout and pre-wired sound system.

Lease: 999 years (dated from May 2014)

Ground Rent: £1 per annum (Peppercorn)

Service Charges: £3,218 per annum



THE GROUNDS

The development is accessed via video entry phone system. The communal grounds feature a central courtyard laid to hard landscaping with planting and water features. There are communal entrances to each block, courtyard terrace, underground parking and a storage bin area.

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.

GUILDFORD HIGH STREET | 0.2 miles

LONDON ROAD STATION | 0.4 miles

GUILDFORD MAINLINE STATION | 0.5 miles

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

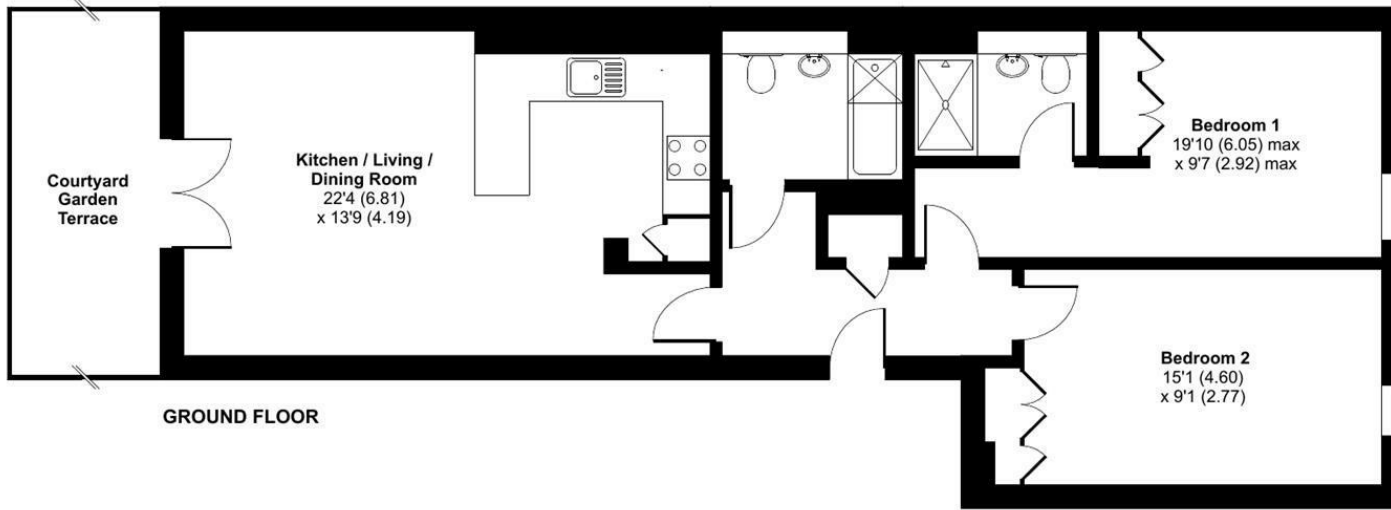
CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 22 miles

Printing House Square, The Bars, Guildford, GU1

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



GROUND FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

Mains water, electricity, mains drainage
gas central heating

18th February 2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Clarke Gammon. REF: 812343

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 4BU)

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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LIPHOOK OFFICE
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