



Apartment 11 - Sandfield Court, The Bars, Guildford, Surrey, GU1 4LX



## APARTMENT 11 - SANDFIELD COURT, THE BARS, GUILDFORD, SURREY, GU1 4LX

TOWN CENTRE  
DEVELOPMENT

THREE BEDROOMS

TWO BATHROOMS

GATED PARKING TO THE REAR

NO ONWARD CHAIN

MODERN SPACIOUS  
APARTMENT

OPEN-PLAN RECEPTION  
ROOM

LIFT & STAIRS TO ALL FLOORS

HEART OF THE TOWN CENTRE

EPC: C



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

This spacious town centre apartment benefits from gated parking with an allocated space. Sandfield Court 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 cupboard and wood flooring; L-shaped living/dining room with wood flooring; kitchen fitted with a range of units with laminate worktops, a comprehensive range of Bosch integrated appliances to include double oven, gas hob and extractor fan above, fridge/freezer, dishwasher and washing machine and open-plan to breakfast room with ceramic tiled floor throughout; principle bedroom with fitted wardrobes, doors to a Juliette balcony and an en-suite shower room comprising pedestal basin, W.C., heated towel rail, fully tiled walls and ceramic tiled floor; bedroom two, another double room with fitted wardrobes, doors to a Juliette balcony; bedroom three, single room; bathroom fitted with a white suite comprising bath, pedestal basin, W.C., heated towel rail, part-tiled walls and ceramic tiled floor. The development is accessed via entry phone system and there are stairs and a lift to all floors. There is gated parking with an allocated space situated to the rear of the development.



### FURTHER INFORMATION

Lease: 125 years dated from December 2001  
Service/Maintenance Charges: approx. £3,400.00 per annum  
Ground Rent: £200 per annum

### 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. 35 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 Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, 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 | 0.2 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)

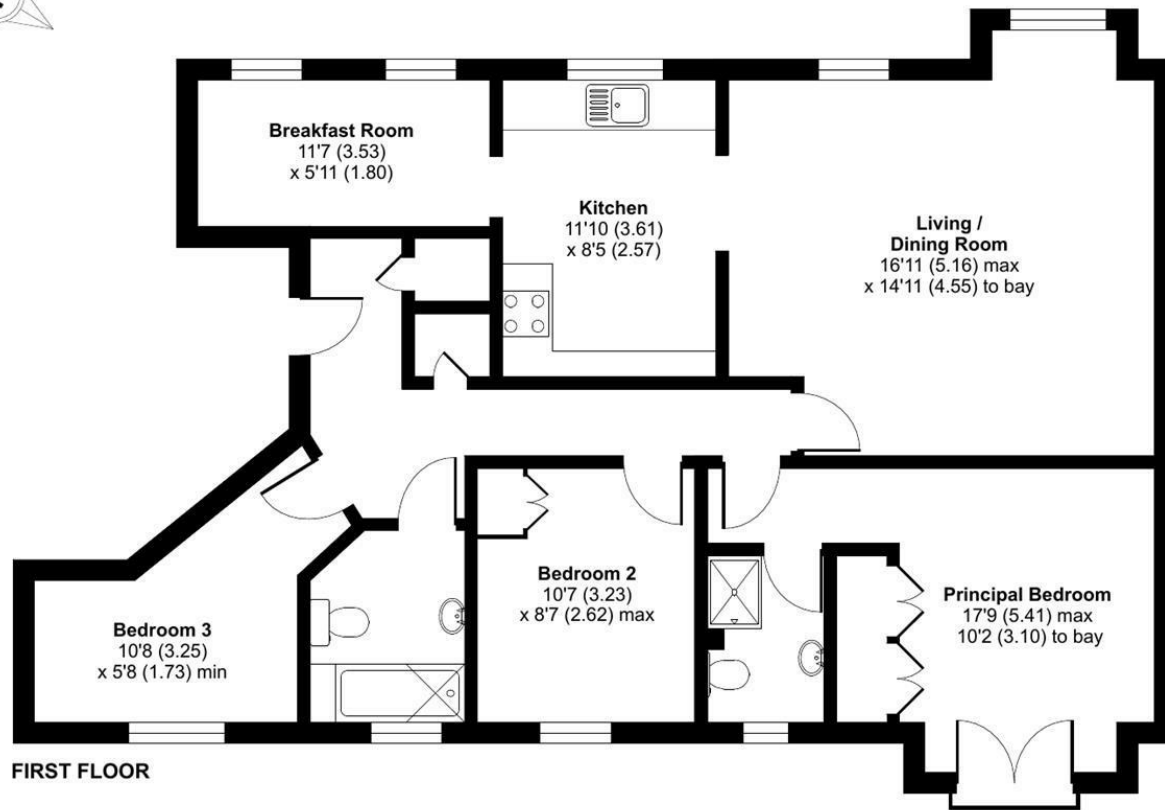
CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 22 miles

# Sandfield Court, The Bars, Guildford, GU1

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

1st August 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Clarke Gammon. REF: 866105

## CG GUILDFORD OFFICE

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## DIRECTIONS

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

## 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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