



Flat 4, Florence House, Nightingale Road, Guildford, Surrey



**FLAT 4, FLORENCE HOUSE NIGHTINGALE
ROAD
GUILDFORD SURREY GU1 1EP**

Nearly New Development

Close to Stoke Park

Two Bathrooms

Hand Crafted Kitchen

Allocated Parking Space

Town Centre Location

Two Double Bedrooms

Open-Plan
Kitchen/Living/Dining

Bosch Integrated Appliances

10-Year NHBC Guarantee



A recently new town centre development comprised of six generously proportioned high-spec apartments, each designated an under-croft parking space and a communal courtyard garden.

THE PROPERTY

A recently constructed town centre development comprised of six spacious and high-quality apartments. The development is conveniently positioned within close proximity to Guildford's shops, bars and restaurants, moments from Stoke Park and allowing easy access to both stations at London Road and Guildford mainline.

- Entrance hallway with cloak cupboard and oak veneered flooring - Spacious open-plan living room/diner/kitchen with oak veneered flooring throughout
- Kitchen fitted with a contemporary range of hand-crafted units with stone worktops incorporating a breakfast bar, a comprehensive range of Bosch integrated appliances to include oven and microwave oven, 4-ring induction hob and extractor chimney above, fridge/freezer, dishwasher and washer/dryer
- Principal bedroom with built-in wardrobes, overlooking courtyard gardens with en-suite bathroom comprising bath with shower above, basin with vanity unit, w.c, chrome towel radiator, part-tiled walls and oak veneered flooring
- Bedroom two, additional double room
- Shower room comprising basin, w.c, chrome towel radiator, recessed mirrored wall cabinet, part-tiled walls and oak veneered flooring



THE GROUNDS

- A delightful communal walled courtyard garden lies to the rear of the property.
- Allocated undercroft parking.
- Communal bike rack available
- Maturing shrubs and plants and stocked borders.

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 TOWN CENTRE | 0.5 MILES

GUILDFORD MAINLINE STATION | 1 MILE

GUILDFORD LONDON ROAD STATION | 0.25 MILES

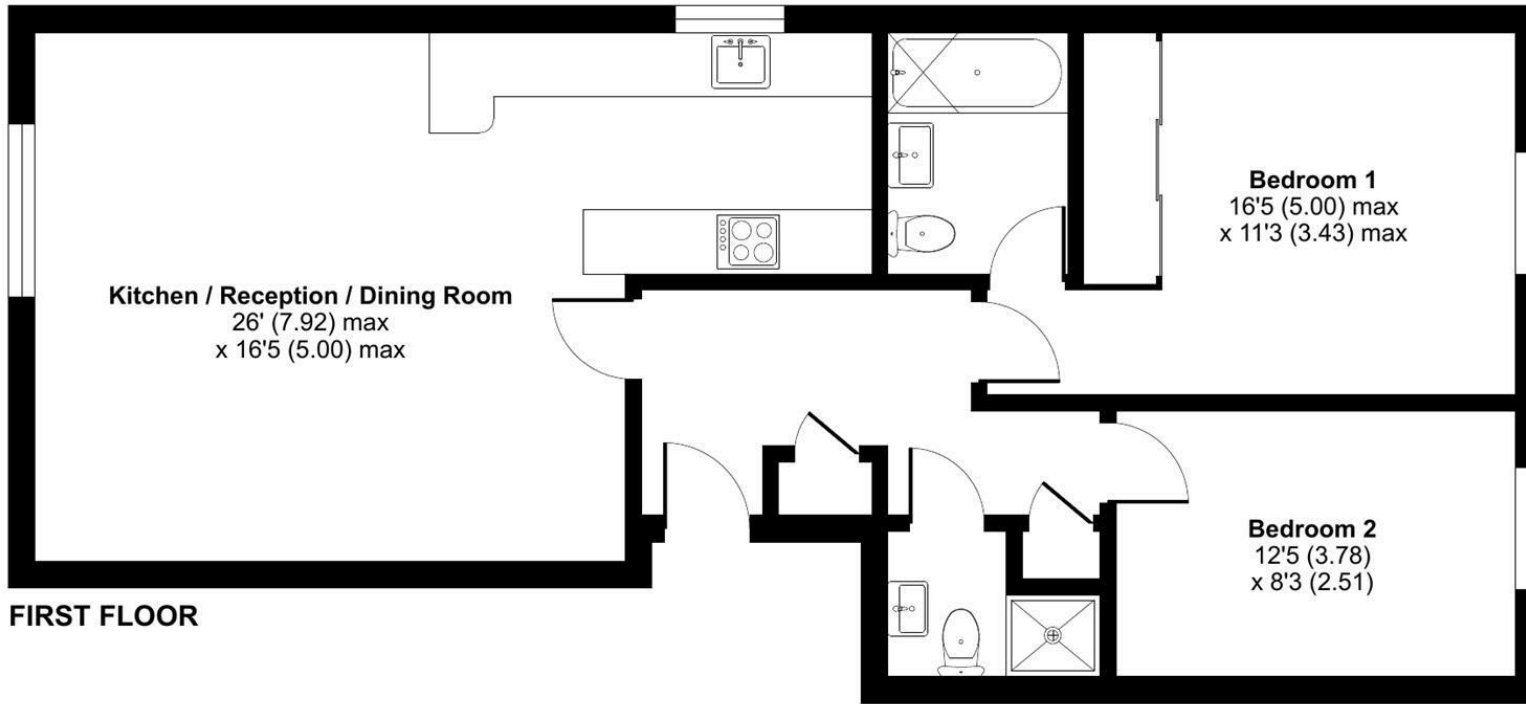
LONDON WATERLOO (FROM GUILDFORD MAINLINE) | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Nightingale Road, Guildford, GU1

Approximate Area = 813 sq ft / 76 sq m

For identification only - Not to scale



FIRST FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

6th January 2023 Custom Code : VL/EL Property Ref
- 5191

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(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). © nchecom 2023. Produced for Clarke Gammon. REF: 933911

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DIRECTIONS

POST CODE: GU1 1EP. Leave Guildford town centre on the A3100 Stoke Road and turn left into Nightingale Road. Continue along the road and Florence House can be found towards the end on the left-hand side.

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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