



21 St Margarets, London Road, Guildford, Surrey, GU1 1TJ

CLARKE  GAMMON

## 21 ST MARGARETS, LONDON ROAD, GUILDFORD, SURREY, GU1 1TJ

- SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT
- 30FT DOUBLE ASPECT OPEN-PLAN LIVING/DINING/KITCHEN
- 2 DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- 2 STUDY AREAS – IDEAL FOR HOME WORKING
- SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
- 3 PIECE FAMILY BATHROOM WITH SHOWER OVER BATH
- PRICE TO INCLUDE GARAGE
- COMMUNAL GARDENS & RESIDENTS' PARKING
- CLOSE TO TOWN CENTRE AND LONDON ROAD STATION
- EPC: D



### THE PROPERTY

Situated in the highly regarded St Margarets development on London Road—just a short walk from London Road station and under a mile from Guildford town centre—this first-floor apartment offers spacious, light-filled living with flexible accommodation and a superb setting opposite Stoke Park.

The property has been thoughtfully modernised in recent years and is presented in good condition throughout. Upon entering, you're welcomed by a generous entrance hall, currently used as a study area. The heart of the home is the expansive 30-foot open-plan living, dining, and kitchen area. With double-aspect windows facing east and west overlooking the communal grounds, the space benefits from plenty of natural light throughout the day.

Adjacent to the living area is a cosy snug, currently serving as a second home office. The kitchen features a modern yet classic design with shaker-style cabinetry, laminate worktops, and integrated appliances including an electric oven, separate hob with cooker hood over, and provisions for a fridge freezer, dishwasher, washing machine, and tumble dryer. There's ample cupboard and counter space, and plenty of space to dine.

Both bedrooms are generously sized, with the principal bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a white three-piece suite including a bath with shower over, WC, and wash hand basin.

Additional features include a secure communal entrance, residential parking, and access to the well-kept communal gardens that surround the development. With its proximity to Guildford High Street, excellent transport links, and the open green spaces of Stoke Park, this apartment offers the perfect blend of town and park-side living.



## THE GROUNDS

Tenure: Leasehold

Lease: 999 years from September 1961

Service Charge: £1,716 per annum, paid quarterly

Ground Rent: £15 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. 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 | 1 mile

LONDON ROAD STATION | 0.5 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes by train  
(Guildford Mainline) and from 55 minutes (London Road)

CENTRAL LONDON | 30 miles

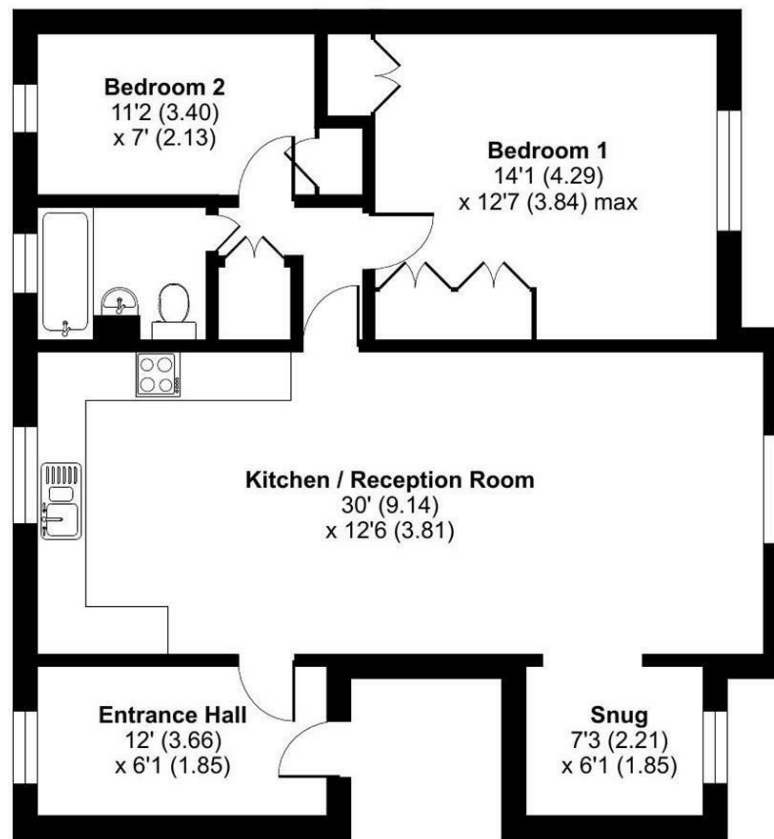
HEATHROW AIRPORT | 23 miles



## London Road, Guildford, GU1

Approximate Area = 875 sq ft / 81.2 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. There is no gas supply at this property.

### 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>                            |                                                                                                               | 76        |
| (55-68) <b>D</b>                            | 60                                                                                                            |           |
| (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  |           |

### CG GUILDFORD OFFICE

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### DIRECTIONS

SAT NAV REF: Postal 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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