



Printing House Square Martyr Road, Guildford GU1 4AJ



COLLINS
Independent Estate Agent





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Asking price £295,000
Leasehold

A third floor apartment in this prime town centre development within a stones throw from Waitrose, North Street and The High Street. The property is beautifully presented and features a private allocated underground parking space and a lease extension that becomes available on completion for a further 26 years. Features include a light and spacious open plan living/kitchen space with full height glazing commanding a view over roof tops and trees. The bedroom is a good double with another full height window and built in double wardrobe. The bathroom is fully tiled with a smart white suite including a shower over the bath. The kitchen is another stylish & eye catching feature with a contemporary design comprising of built in stainless steel oven, hob and an integrated fridge/freezer and washer dryer. The property is all double glazed, neutrally decorated, like new, with matching and flowing carpet throughout and tiled floors to the bathroom and kitchen.



- Third floor with town views
- Underground parking
- Secure entry, communal grounds
- Under floor electric heating
- Ideal first/investment buy
- Lease 85 years, extension of 26 years on completion
- Service charge £320 PM inc's Heating, Water, Insurance, Ground rent and maintenance.
- EPC - B
- Council Tax - C





This third floor & very smart apartment with PARKING is situated in the heart of Guildford town. Within a short stroll is Waitrose, North Street and The High Street. The stations are both under a 10 minute walk making it a very convenient and connected place to live. This property comes with an allocated underground parking space and the building has become a landmark in the town as its matured since construction in around 2008.



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Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

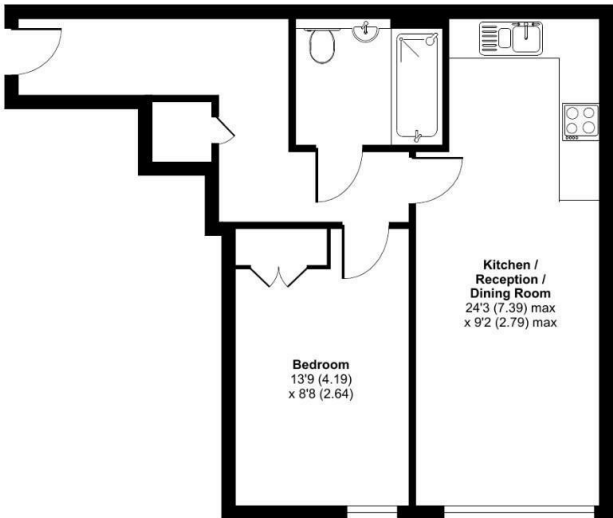
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Approximate Area = 499 sq ft / 46.6 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 974251



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