



76 Haydon Place, Guildford GU1 4LR



COLLINS
Independent Estate Agent





76 Haydon Place Guildford GU1 4LR

£310,000

Leasehold

Perfectly located and beautifully presented, this top floor two bedroom apartment is situated in the popular "Bars" district of town, a stones throw to Waitrose and a short walk to the busy High Street. This location is also great for both Guildford stations making it an ideal busy commuter property. Features include two double bedrooms and the stunning refitted and redesigned kitchen/living room. There is also secure and private parking to the rear with remote controlled gated access to the rear. Other recent improvements include a new luxurious shower room with under floor heating, a new boiler for the gas central heating system and a pressurised hot water system. To summarise a high spec apartment in the most convenient of locations.



- Purpose built in 2003
- Only four flats in the building
- Allocated secure parking
- Two double bedrooms
- New kitchen/living room
- Refitted shower room
- Double glazed and gas central heating
- No on going chain
- EPC - C





Haydon Place is very centrally located in a regenerated part of the town centre off North Street called "The Bars". The flat forms part of a larger development built by Fairclough Homes in 2003 to the rear of No 76, which is where the private parking is accessed from. The property is just a hundred yards from the new Waitrose and there is a very nice little coffee shop a few doors down. Both Guildford stations are within 10 minutes walk.



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

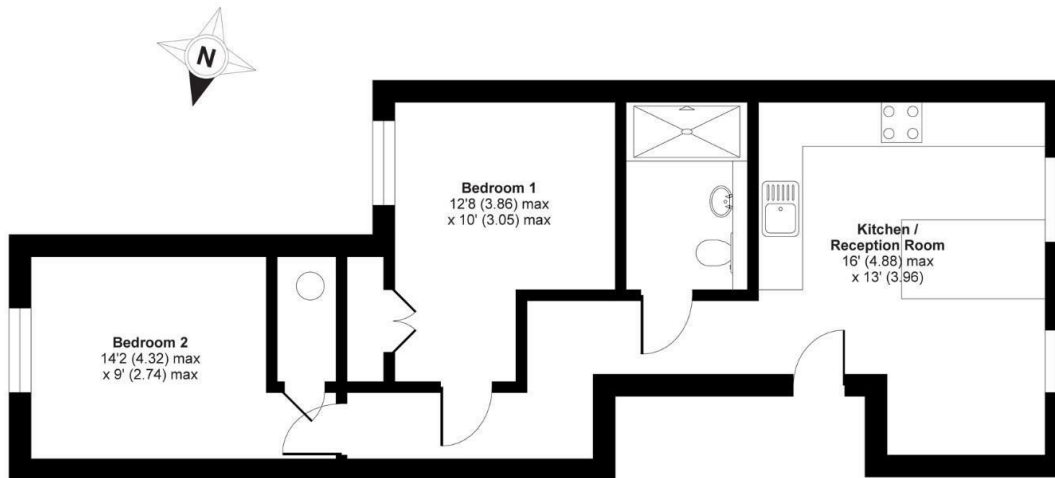
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APPROX. GROSS INTERNAL FLOOR AREA 575 SQ FT 53.4 SQ METRES



GROUND FLOOR

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