



Printing House Square The Bars, Guildford GU1 4BU



COLLINS
Independent Estate Agent





Printing House Square The Bars Guildford GU1 4BU

Asking price £355,000

Share of Freehold

A beautifully presented upper floor apartment within this sought after landmark building, Printing House Square. Everything Guildford has to offer is literally on your doorstep here with Waitrose being your corner shop, both stations within an easy 10 minute walk and the High St and North Street, a stones throw. Since my clients ownership began in 2021 they have updated the apartment with a new modern kitchen that is open plan to the living space that enjoys far reaching views from over sized double glazed windows and doors. The special highlight of the apartment though is the decked private terrace that overlooks roof tops from the living room and bedroom. Underground allocated secure parking, underfloor hot water heating, a communal water supply and good storage are other noteworthy features.



- Share of Freehold
- Lease of 989 years remaining
- Perppercorn Ground rent
- Service charge of £2769 Managing agents - Pinnacle Properties
- Underground secure allocated parking, Lifts to all floors
- Large decked balcony with views from living room and bedroom
- Beautiful new interior
- EPC - B - Council tax - C





A top floor apartment with stunning views featuring a PRIVATE BALCONY & PARKING 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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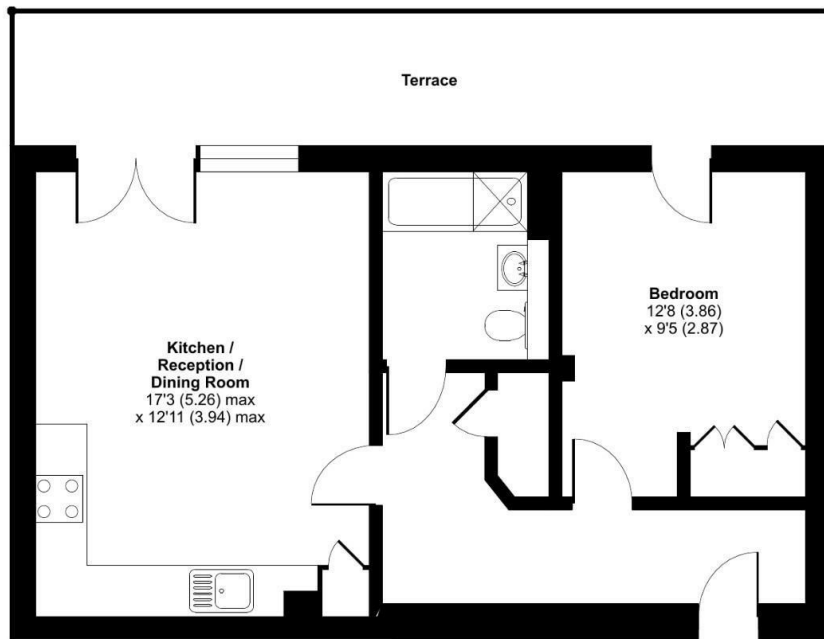
The Bars, Guildford, GU1

Approximate Area = 511 sq ft / 47.4 sq m

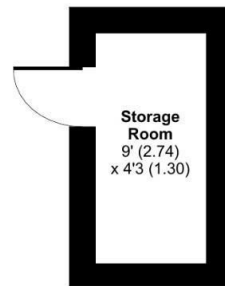
Outbuilding = 39 sq ft / 3.6 sq m

Total = 550 sq ft / 51 sq m

For identification only - Not to scale



THIRD FLOOR



OUTBUILDING



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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