



Riverside Millbrook, Guildford GU1 3XD



**COLLINS**  
Independent Estate Agent







## Riverside Millbrook Guildford GU1 3XD

£599,000

Share of Freehold

A spacious high specification apartment built in 2001 just a short walk to the town centre and mainline station. The apartment is situated on the first floor of this landmark building opposite the River Way and features secure under ground parking with storage and a communal area of garden to the rear. The interior is well presented and light to its front western elevation with oversized hardwood double glazed windows and a clever design of a glass partition wall separating the hall and living space. The kitchen is well equipped with granite surfaces, timber painted shaker units with built in appliances and a central island. Both bedrooms are good doubles with plenty of storage served by an ensuite and main bathroom. The smart communal halls feature lift and stair access to all floors including the underground secure parking that also features a walk in store cupboard. The heating is provided by under floor electric heating and there is also gas to the kitchen for a range style oven.

To summarise, central, convenient, stylish and spacious.



- 1245 SQ FT luxury apartment
- First floor & No chain
- Lift access to all floors
- Secure underground parking & storage cupboard
- Spacious light Living room & Kitchen
- Good sized bedrooms with Ensuite and a main bathroom
- Under floor heating
- EPC - B
- Council Tax Band - E





A 1245 Sq Ft apartment of high quality that is ideally situated for walking to the Cobbled High Street and mainline station. Across the road is direct access onto the River Wey Tow Path allowing easy access to the picturesque river bank walks to the station and Shalford in the opposite direction. The historic Quarry Street is just a hundred yards away along with Guildford Castle.



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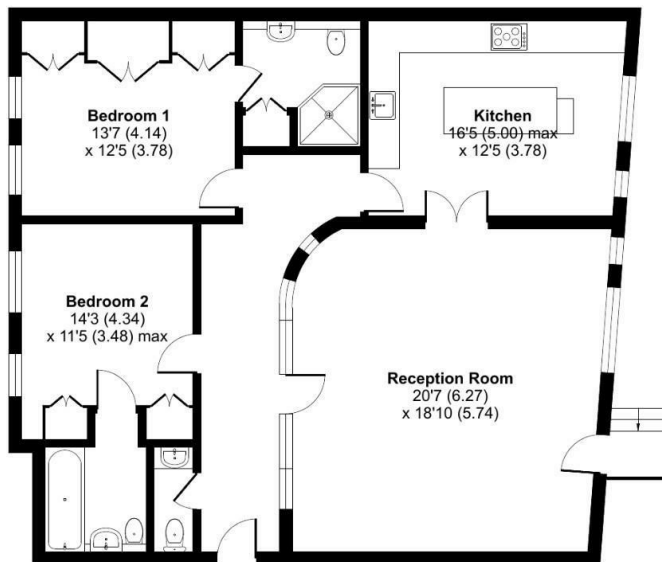
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## Riverside, Millbrook, Guildford, GU1

Approximate Area = 1252 sq ft / 116.3 sq m

For identification only - Not to scale



FIRST 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: 1036533



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