



3 Alexandra Lodge Warren Road, Guildford GU1 3NX



COLLINS
Independent Estate Agent





3 Alexandra Lodge Warren Road Guildford GU1 3NX

Asking price £269,995
Leasehold

Situated on the edge of the Charlotteville conservation area in the sought after Holy Trinity area of town, this second floor one bedroom apartment comes with residents parking and is a lovely place to live in Guildford town. The property comprises of a leasehold flat in a purpose built well maintained building of just 12 flats featuring electric heating and double glazed windows. The buildings external doors are currently in the process of being replaced and upgraded. The flat is well presented, warm and features roof top views across the surrounds and Charlotteville. The large living room is a stand out feature with a dual aspect and adjacent to a separate kitchen with a window and being well equipped. In addition a double bedroom with good storage also gives a good feeling of space and light. Other features include a white partly tiled bathroom with a shower over the bath, laminate flooring, granite surfaces to the kitchen. To summarise this is a lovely flat in a good location.



- Second floor purpose built flat
- One bedroom
- Allocated residents parking
- Sought after location
- Close to town and Pewley Downs
- EPC - D
- Council tax band - C
- Leasehold - 180 years remaining, £250 ground rent annually
- Service charge - £1,750 PA includes building insurance
- Well managed and maintained building





SMART ONE BED WITH PARKING - A truly special place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. This is an ideal first time buy in an area you will not want to leave when you move again.



COLLINS

Independent Estate Agent

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

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

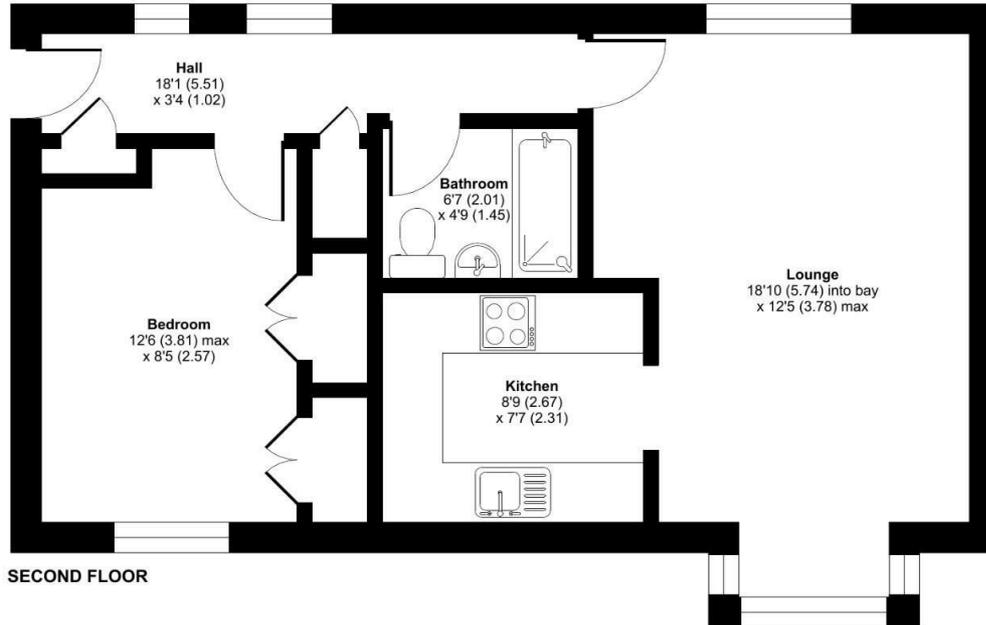
www.collinsguildford.co.uk



Warren Road, Guildford, GU1

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1402953



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.