



Flat 47 - St. Margarets, London Road, Guildford, Surrey, GU1 1TL



FLAT 47 - ST MARGARETS, LONDON ROAD,

BRIGHT & SPACIOUS FLAT TWO-BEDROOMS
LARGE LIVING/DINING ROOM STUDY
MOMENTS FROM STOKE PARK WELL MAINTAINED
COMMUNAL GROUNDS
RESIDENTS PARKING CLOSE TO UPPER HIGH
STREET
NEARBY LONDON ROAD
STATION EPC: F



A spacious two-bedroom second floor flat within a purpose-built development allowing superb potential to modernise; conveniently situated less than a mile from the High Street, London Road station and all amenities.

THE PROPERTY

This bright and spacious second (top) floor flat now offers the next owner a great opportunity to completely update and modernise through. Situated in a popular development across from open parkland at Stoke Park, it allows convenient access to Guildford's High Street and all amenities including London Road railway station and the Spectrum Leisure Centre.

Accommodation comprises: large entrance hall (spacious enough to partition to create storage/utility room); spacious L-shaped living/dining room open-plan to study area; kitchen fitted with a range of units and fitted larder cupboards; inner hallway; two bedrooms with built-in wardrobe cupboards; bathroom comprising bath, basin, W.C and part-tiled walls.

Lease: 999 yrs from September 1961

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charges: £407.11 per quarter

Works provision: £412 per quarter (three remaining)



THE GROUNDS

Outside, the development offers established and well maintained communal gardens and unallocated residents parking. The flat benefits from a garage in a nearby block.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.7 miles

LONDON ROAD STATION | 0.5 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

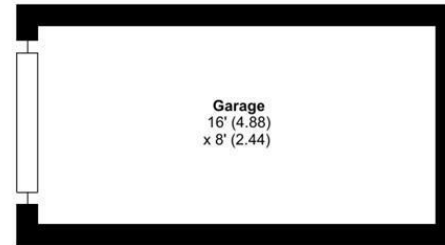
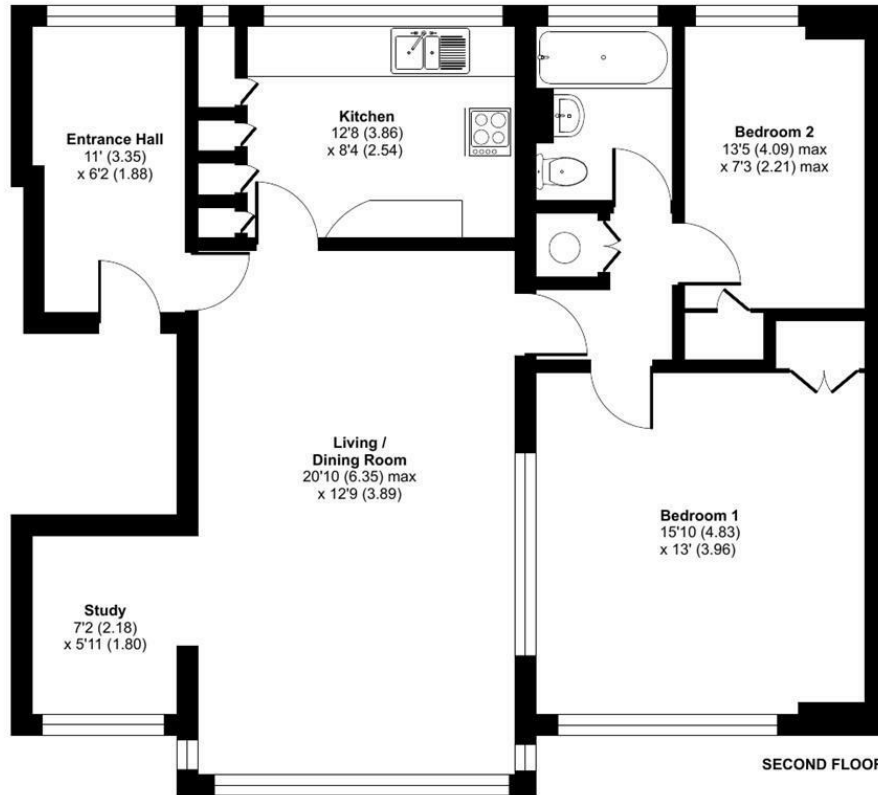
CENTRAL LONDON | 29 miles

HEATHROW AIRPORT | 21 miles

London Road, Guildford, GU1

Approximate Area = 1023 sq ft / 95 sq m (includes garage)

For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

22nd November 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 917313

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 1TL)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

