An opportunity to acquire a spacious ground floor studio apartment situated in central Guildford with views to the river via a large bay window.

THE PROPERTY
This spacious studio apartment presents either a good investment opportunity, with tenants currently in situ, or would suit those buying for the first time. The property is set in the charming Quarry Street within a well apportioned listed building with high ceilings of 11 ft. This ground floor apartment with an entrance at street level comprises a spacious living/bedroom with a large bay window enjoying unique views towards Millmead and the river. There is a separate fitted kitchen with aspects out onto Quarry Street, as well as a fitted bathroom suite.

It is intended that the property is sold with the benefit of a new 125 year lease, with further details being able to be obtained from the agent or vendors solicitor.
SITUATION
The apartment is conveniently situated on Quarry Street which is situated in the heart of Guildford only moments from the famous cobbled high street renowned for its extensive range of designer stores, restaurants and leisure facilities. The apartment is perfectly positioned for those commuting to central London with Guildford mainline station just a short walk away offering fast and frequent services to London Waterloo. There are also efficient transport links to London via the A3, which also provides easy access to the M25 and subsequently both Heathrow and Gatwick International Airports.

GARDEN AND GROUNDS
The property does not have its own private grounds or gardens. Parking is available on street and the castle grounds are only a few moments away.
DIRECTIONS
From Millmead car park, head to the bottom of the High Street and then follow the road around to the right onto Quarry Street. Continue up Quarry Street for approximately 100 meters and the apartments will be on your right hand side.

VIEWINGS BY APPOINTMENT ONLY

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX
Band B. Council tax for 2017/18: £1,336.18

SERVICES
All mains services connected

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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