



Flat 3, The Gables, 144A London Road, Guildford, Surrey, GU1 1FG





2 bedrooms  
 En-suite shower room  
 Bathroom  
 Fitted kitchen/dining/sitting room  
 Mezzanine gallery with vaulted ceiling  
 Off street parking for two cars  
 Well maintained communal gardens  
 Share of Freehold with 126 year Lease from 2019  
 Maintenance £1,500 pa.  
 Council tax band C  
 EPC B

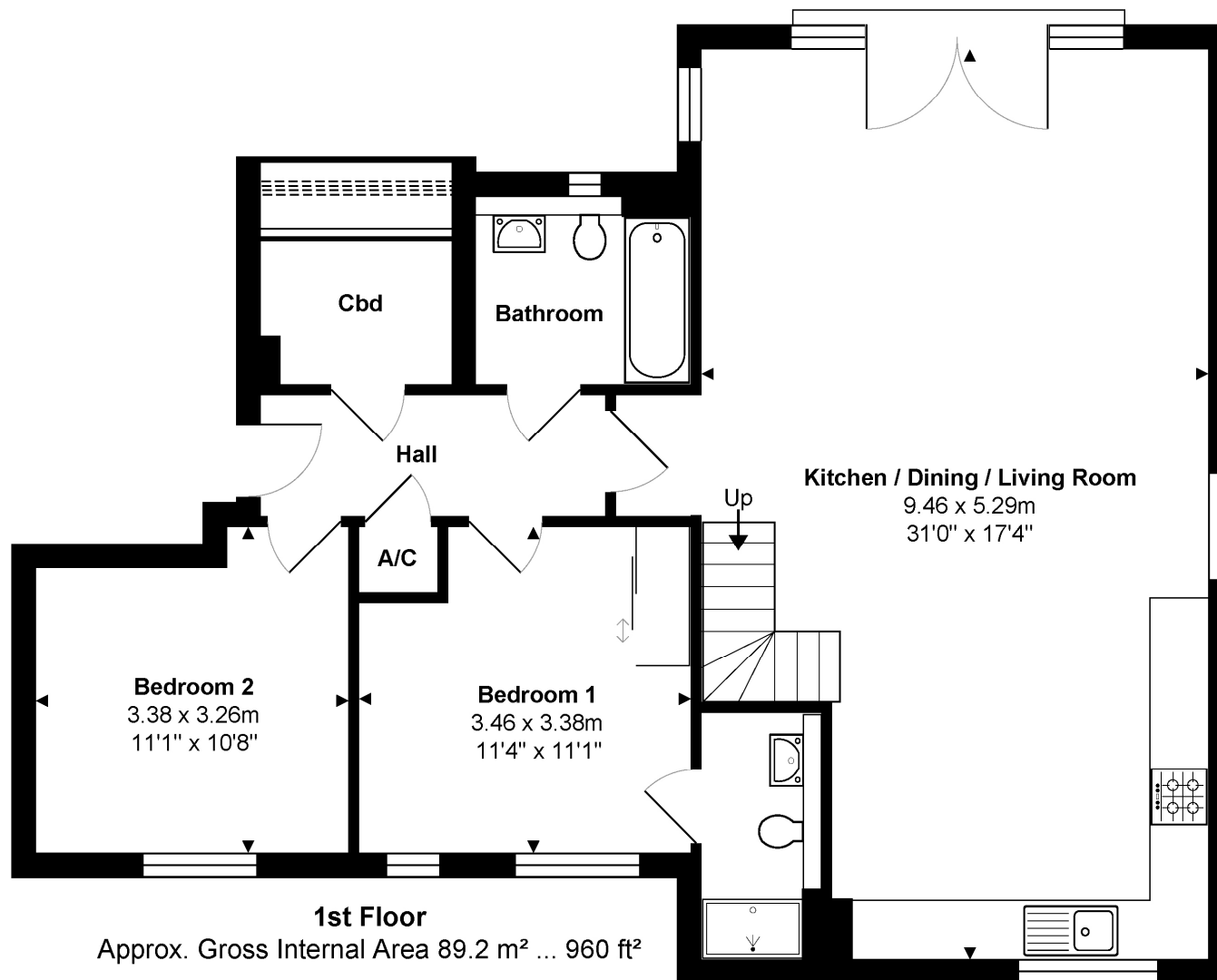
Spacious two-bedroom first-floor apartment, built in 2019, close to Stoke Park.

Built in 2019 by Rushmon Homes with a high specification, Flat 3, The Gables is a beautifully presented two-bedroom first-floor apartment, within this small development. Conveniently situated within a short walk of Stoke Park, features of note include the 31 x 17ft kitchen/dining/sitting room with a magnificent vaulted ceiling and a mezzanine gallery area, two superbly fitted bath/shower rooms and a comprehensive array of kitchen units and integrated appliances.

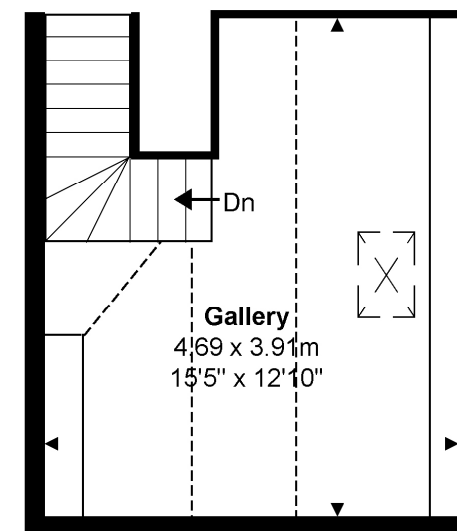
Outside, there are two parking spaces and well maintained communal gardens. The property is offered with a Share of the Freehold.

Schooling is excellent with several within walking distance including Boxgrove Primary and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.





**Total Approx. Gross Internal Area 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only. Not to scale.



**Gallery**  
Approx. Gross Internal Area 17.3 m<sup>2</sup> ... 186 ft<sup>2</sup>

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

