



Bury Fields House, Bury Fields
Guildford, Surrey GU2 4AD
£325,000 Leasehold **CHAIN FREE**

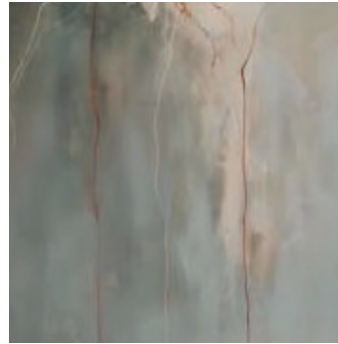


"Step into Bury Fields House, a home in a wonderfully convenient, quiet location. With local amenities on your doorstep and quick access to transport, it's ideal for commuters, or anyone who loves being close to the action."

A ground floor apartment, in a luxury development, set on a quiet street right in the heart of historic Guildford. It's sleek and modern offering the best in town living, with a peaceful feel. You'll find yourself just moments from an eclectic mix of restaurants, cafés and shops, and only a short stroll from the River Wey. For weekend adventures, the beautiful Surrey Hills are just a short drive away.

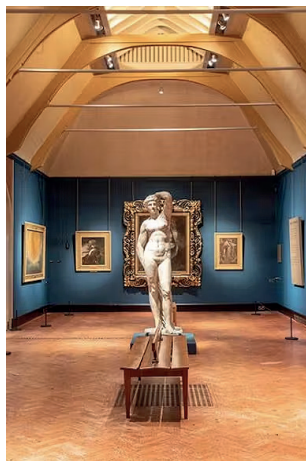
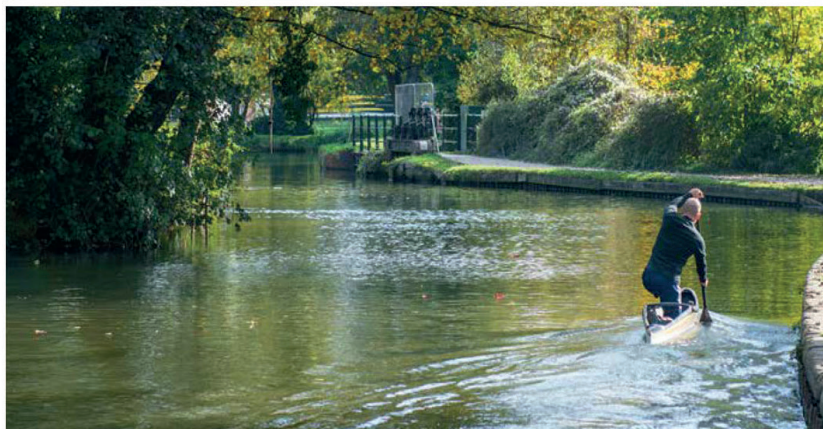


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This well-kept one bedroom apartment is a great fit for first time buyers, professionals, or investors looking for something low maintenance. The open plan kitchen and living area is bright and inviting — ideal for dining, relaxing, or entertaining. The modern kitchen comes with integrated appliances, sleek granite worktops and a handy breakfast bar, while underfloor heating adds a touch of luxury. The double bedroom is a good size with calm, neutral décor and soft carpeting. The bathroom features high-quality fittings and stylish full-height Porcelanosa tiling.

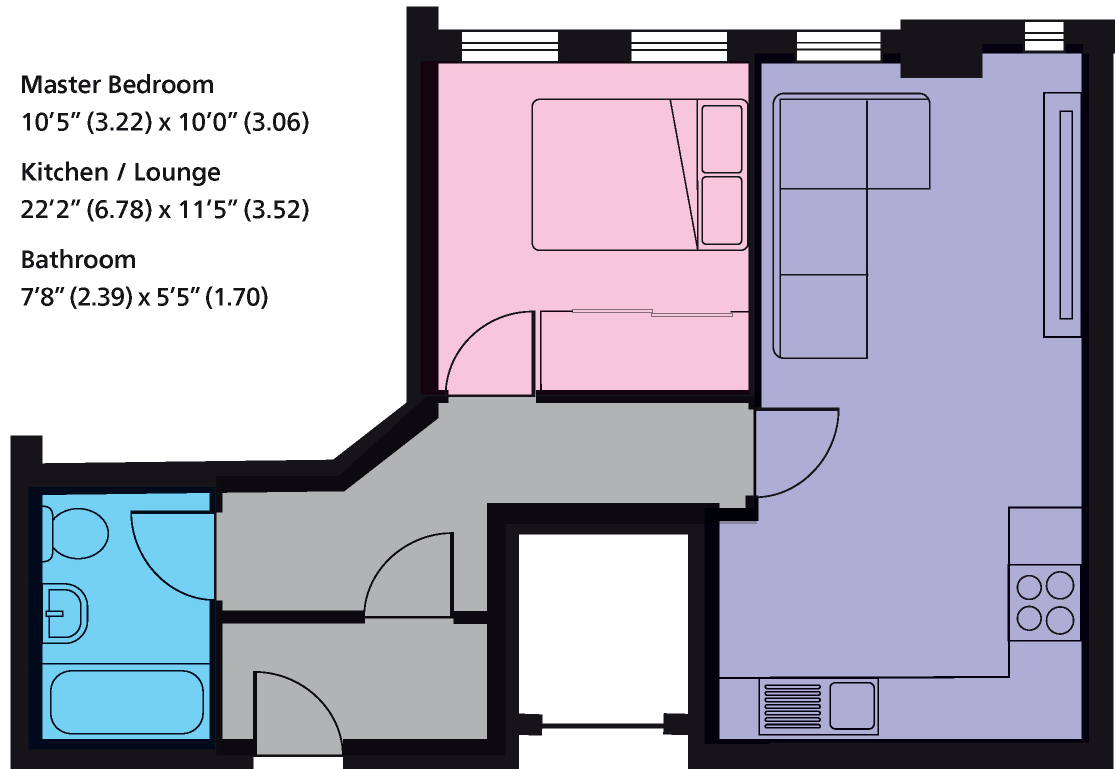
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Perfect for commuters, the train station is just 500 metres away, with regular services to London Waterloo in around 35 minutes. Whether you're working locally or heading into the city, this apartment offers comfort, convenience, and charm in equal measure. Guildford's geographical position boasts unparalleled road links to London and the rest of the UK, with the added benefit of several international airports and ports within a short drive.

Schedule your viewing with the EweMove team today before this opportunity slips away.

Floorplan



Master Bedroom

10'5" (3.22) x 10'0" (3.06)

Kitchen / Lounge

22'2" (6.78) x 11'5" (3.52)

Bathroom

7'8" (2.39) x 5'5" (1.70)

Additional Information:

Services: The property has mains electricity, gas, water and mains drainage.

Parking: Dedicated secure parking space

Rights of way: We believe there are no rights of way.

Tenure: Leasehold 140 years

Local Authority: Guildford Borough Council

Council Tax: Band C

EPC Rating: C

Broadband Speed:

Basic Standard (16mb/s), Superfast (60mb/s)

Mobile Phone signal (based on calls indoors):

(0-4) EE: 3 Three: 3 O2: 4 Vodafone: 4

Flood Risk: Surface Water - Very Low Rivers and Sea - Very Low

Conservation Area: Located in a conservation area

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Approx. Gross internal floor area 46.25 sq m ~ 498 sq ft

Please note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.