



Flat 1, 17 Warwicks Bench Road, Guildford GU1 3TQ



COLLINS
Independent Estate Agent





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£540,000

Share of Freehold

A ground floor conversion apartment with a share of the freehold within this imposing Edwardian house featuring large mature communal grounds, parking and a garage. The property is well presented throughout with wooden floors, neutral decoration and modern ensuite and shower rooms. The kitchen breakfast room has been enlarged to a good size with traditional cabinetry, built in appliances and plenty of space for a kitchen table and chairs. There are two light and spacious double bedrooms, the main with an ensuite and a walk in wardrobe.

Outside the large communal grounds face south to the Chantry which is only a short walk away.

Worth noting is the beautiful communal entrance hall with a wood floor and fireplace and also the use of a communal cellar area for storage.

To summarise, a stunning conversion apartment in one of Guildford's finest locations.

- No onward chain
- Share of freehold
- Ground floor
- Two bedrooms
- Ensuite and shower room
- Only 0.7 miles to High Street
- EPC - D
- Council tax - D







Located high above the town and with a southerly view this apartment is within easy reach of Guildford High Street but also the miles of open countryside at The Chantries. Warwicks Bench Rd is one of Guildfords most coveted residential roads consisting of mainly large detached family homes.

The owners of each flat in the building are directors/shareholders of (Echo Hurst Guildford Ltd) who owns the Freehold and manage the building. The lease is dated 1984 and runs for 999 years. Currently there is a service charge of £1800 per year.



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Approximate Floor Area = 880 sq ft / 81.8 sq m



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