



14 Quarry Street, Guildford GU1 3UY



**COLLINS**  
Independent Estate Agent





## 14 Quarry Street Guildford GU1 3UY

£410,000

Share of Freehold

Located in the historic Quarry Street, this grade II listed luxury one bedroom apartment is a stones throw to Guildfords stunning castle walls and grounds. The apartment was created and converted in 2016 from a commercial premises to residential by a well respected builder/developer known for high specification projects around the town. Flat 3 is situated on the lower ground floor with a lift, smart halls and an outside patio terrace with an elevated view across roof tops to the river and Yvonne Arnaud theatre. The apartment is superbly presented and improved since my client purchased through me in 2021. Features include the large light open plan reception area, luxurious kitchen, bath/shower room and excellent sized master bedroom. To summarise, ideal for the buyer looking for quality, position, design and convenience.



- Share of Freehold
- Gas fired under floor heating throughout
- Private patio terrace with views
- Stunning presentation throughout
- Current ground rent £300 PA - will be converted to peppercorn shortly
- 2025 Annual service charge £3449, managing agents, Clarke Gammon Estates
- EPC - C
- Council tax band - C





Perfectly presented and located in the historic Quarry Street bordering Guildford castles grounds and walls.

Guildford's High Street 165 metres, Central London 33.5 miles  
Guildford station 0.4 miles (from 37 minutes to London Waterloo), London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo)

A3 (Southbound) 1.6 miles, A3 (Northbound) 1.7 miles, M25 (Junction 10) 9.5 miles

Heathrow Airport 24 miles, Gatwick Airport 34.6 miles  
(all times and distances are approximate)



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## Flat 3, 14 Quarry Street, Guildford, GU1 3UY

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft  
(Excluding External Cupboards)

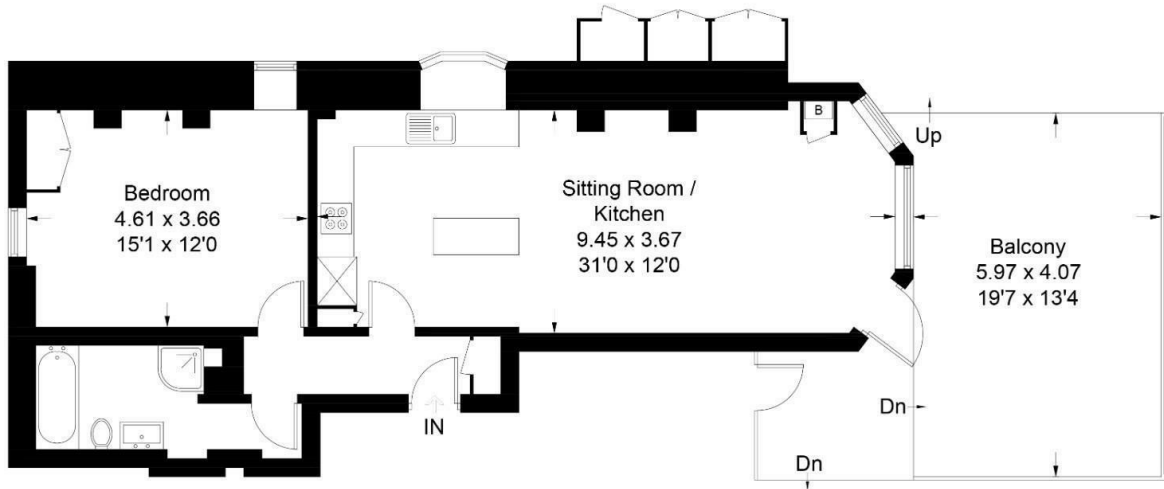


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID628837)



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