



Flat 18, Sandfield Court The Bars, Guildford GU1 4LX



COLLINS
Independent Estate Agent





Flat 18, Sandfield Court The Bars Guildford GU1 4LX

£495,000

Leasehold

In the heart of the town centre, just by Waitrose, this three bedroom first floor apartment is within the highly popular Bars development built 2001. Just minutes from the station and cobbled High Street the apartment has been used as a successful investment/rental property in recent years generating approximately £2,200 PCM.

The accommodation is light and spacious featuring a large open plan kitchen living area enjoying a Juliette balcony that is SW facing. Wooden flooring flows throughout much of the apartment creating a clean modern feel with neutral decor. There are three bedrooms, the main featuring another Juliette balcony, ensuite and fitted wardrobes. The two remaining bedrooms are both good sizes served by a second bathroom with a shower over the bath. Other noteworthy features include a lift to all floors, gated secure allocated parking for one car and no onward chain.



- Town centre location
- Quiet location free from through traffic
- Secure parking
- Three bedrooms
- First floor
- EPC B
- Council tax band - D





A three double bedroom apartment located in the highly popular Bars development, just by Waitrose. Although private parking is included the need for a car is debatable here as essential Guildford amenities are all within walking distance, including both stations and the High Street. The mainline station is approx 0.5 of a mile with a journey time to Waterloo in under 35 minutes. Restaurants, Coffee shops and bars are all within a short stroll.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

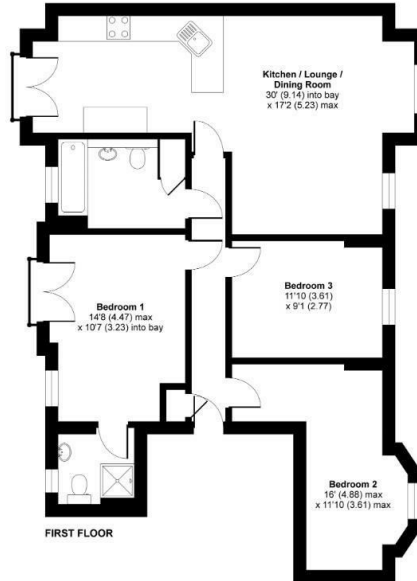
www.collinsguildford.co.uk



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Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2021. Produced for Grantleys. REF: 750104



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