

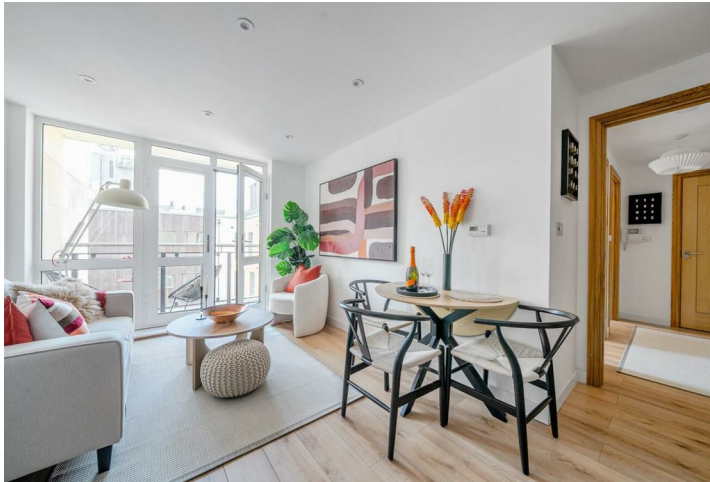


Printing House Square The Bars, Guildford GU1 4BU



COLLINS
Independent Estate Agent





Printing House Square The Bars Guildford GU1 4BU

Asking price £317,500

Share of Freehold

Located in the heart of Guildford town centre, this beautifully renovated second floor apartment offers a rare combination of luxury, convenience, and tranquility. Just a 10-minute walk from both Guildford train stations, the property is perfectly positioned for commuters and town-centre living alike.

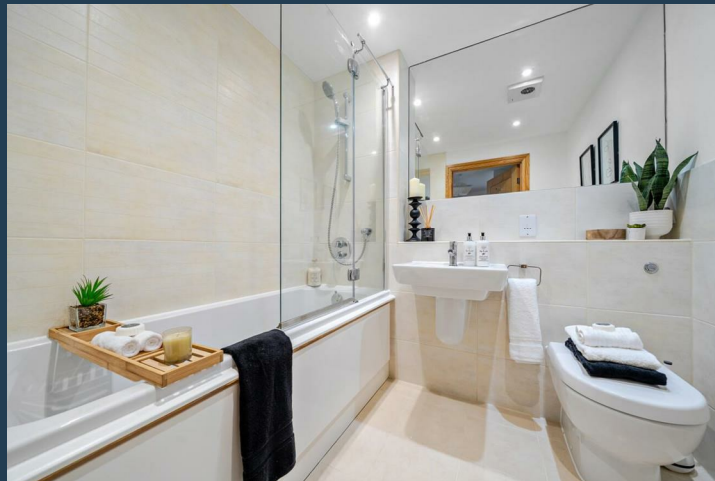
This high-specification renovation includes a sleek new kitchen, premium flooring, contemporary décor, and a private balcony, ideal for morning coffee or evening relaxation. The apartment also benefits from access to a peaceful shared courtyard.

The apartment comes with double glazed windows and underfloor heating for all year round comfort. The buildings communal hot water system is both maintained and covered in the service charge.

Designed by a professional interior designer, the stylish furnishings and layout create a sophisticated and cohesive living environment – with the option for the design package to be included in the sale.

- Share of freehold
- Lift to all floors and basement for parking
- High spec renovation
- EPC - C
- Council Tax Band - D
- Secure underground allocated parking space
- Service charge £4000 per annum





The beautifully newly renovated apartment with a private balcony and a communal but peaceful courtyard, is located in the heart of the Guildford town centre, just moments away from both train stations, Waitrose, North Street and The High Street, making it a very well connected place to live.

With allocated underground parking, lift access, this property offers effortless living in a prime central Guildford location.



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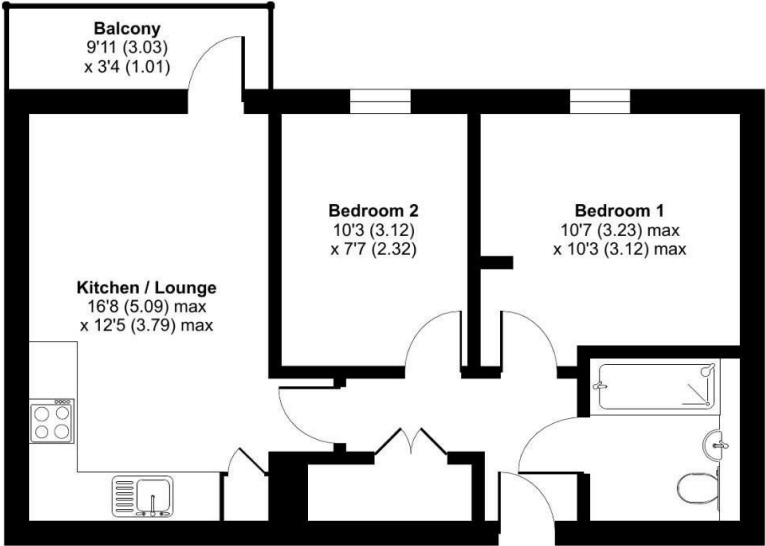
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The Bars, Guildford, GU1

Approximate Area = 486 sq ft / 45.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1311524



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