



17 Sandfield Court, The Bars, Guildford, Surrey, GU1 4LX



**APARTMENT 17 - SANDFIELD COURT, THE BARS,
GUILDFORD, SURREY, GU1 4LX**

TWO/THREE BEDROOMS

MODERN FITTED KITCHEN

BREAKFAST ROOM

MASTER BEDROOM WITH EN
SUITE SHOWER ROOM

NO ONWARD CHAIN

BEDROOM THREE/STUDY

LARGE LIVING ROOM

MAIN BATHROOM

PRIVATE GATED PARKING TO
THE REAR

LIFTS AND STAIRS TO ALL
FLOORS



A modern three bedroom, two-bathroom second floor apartment with gated parking; situated in central Guildford, just a stone's throw from Waitrose and moments from the High Street's shops, bars and restaurants.

THE PROPERTY

An excellent opportunity to acquire a good sized three-bedroom apartment that offers flexible accommodation, located just moments from Guildford's High Street town. Sandfield Court is a purpose-built modern development that contains mostly two and three bedroom apartments and is situated in a well regarded and established residential location.

No. 17 is a first floor apartment accessed by either stairs or lift and is presented in good order throughout. The accommodation comprises: entrance hallway with storage cupboards and linen cupboard; large living room with built-in range of shelving and storage; modern fitted kitchen; breakfast/utility room; master bedroom with en-suite shower room; bedroom two; bedroom three/study; main bathroom. Other noteworthy points include: gas fired central heating by radiators; allocated parking in a private gated car park to the rear of the development; stairs and lifts provide access to all floors whilst there are security codes and intercom facilities to allow access to the building and apartments.

Lease: 125 years dated from December 2002

Service/Maintenance Charges: £3,377.00 (June 2023 - June 204)

Ground Rent: N/A (Share of Freehold)



THE GROUNDS

The development is accessed via entry phone system and there are stairs and a lift to all floors. There is gated parking with an allocated space situated to the rear of the development.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.2 miles

LONDON ROAD STATION | 0.4 miles

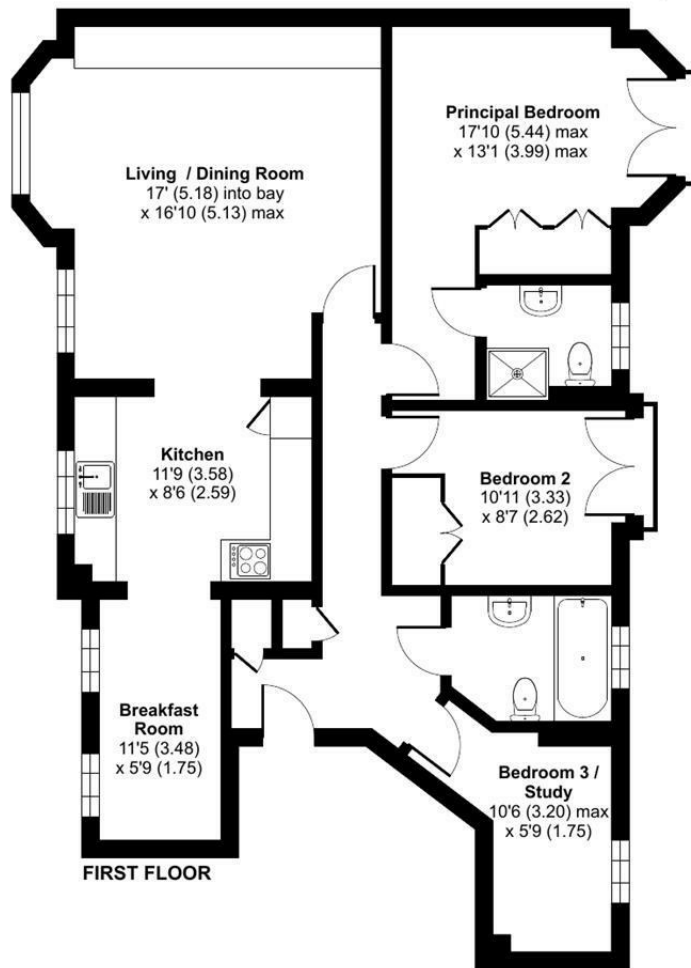
GUILDFORD MAINLINE STATION | 0.5 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 22 miles

Sandfield Court, The Bars, Guildford, GU1



Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

1st October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Clarke Gammon. REF: 1189778

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 4LX)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

