

The Residence Guildford Surrey | GUI 3DA





103 The Residence

4 Alexandra Terrace

Guildford | Surrey | GU1 3DA

**A superb 1700 sq.ft. central Guildford apartment
just off the upper high street.**

Lift Access
Only private residence on first floor

Entrance hall
Super 25ft Living / dining / sitting room
Kitchen / breakfast room

Master bedroom with en suite and dressing area
Second double bedroom | Main bathroom

Secure underground parking

Tenure : Leasehold with approximately 117 years remaining.



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The Property

On the market for the first time since it was purchased new in 2012, is this impressive modern, two bedroom second floor apartment in a lift serviced building, impeccably presented and located in a prime location within moments of Guildford High Street.

The well-proportioned accommodation flows from a generous reception hall and comprises a fabulous drawing/dining room measuring 25 x 23'7 with a dual aspect and access via double doors to the modern and comprehensively fitted 19'1 kitchen/breakfast room. There are two spacious double bedrooms, the master with a well-appointed en-suite shower room and its own dressing area, while the second bedroom includes fitted wardrobes and makes use of the large primary bathroom.

On the ground floor of the building there is a Spa and Gym. Secure allocated basement parking is to the rear of the building and has direct lift access to the first floor.

The Residence is located in the heart of Guildford town centre and within 500m of London Road train station with direct access to London Waterloo.



Situation

Guildford's Upper High Street 0 miles, Central London 29.4 miles, London Road Station, Guildford 0.3 miles (from 47 minutes to London Waterloo), Guildford main line station 0.7 miles (from 37 minutes to London Waterloo), A3 (Guildford) 1.0 miles, M25 (Junction 10) 7.4 miles, Heathrow Airport 21.9 miles, Gatwick Airport 25.1 miles (all times and distances are approximate).

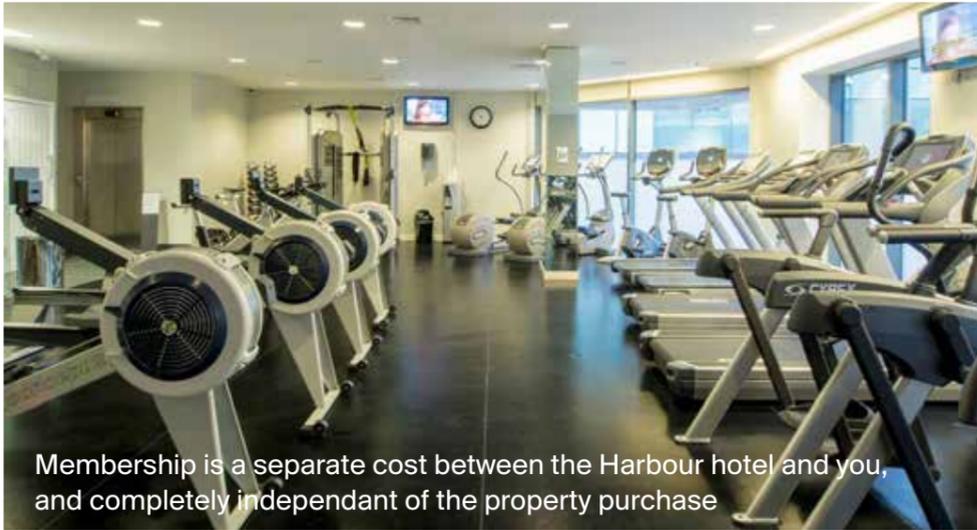
Schools

Tormead, Guildford High School, George Abbott School, Lanesborough Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior School, St Catherine's, Charterhouse, Aldro.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.





Membership is a separate cost between the Harbour hotel and you, and completely independent of the property purchase

Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

Local authority

Guildford Borough Council 01483 505050

Viewings

Strictly by appointment with the agent.

EPC

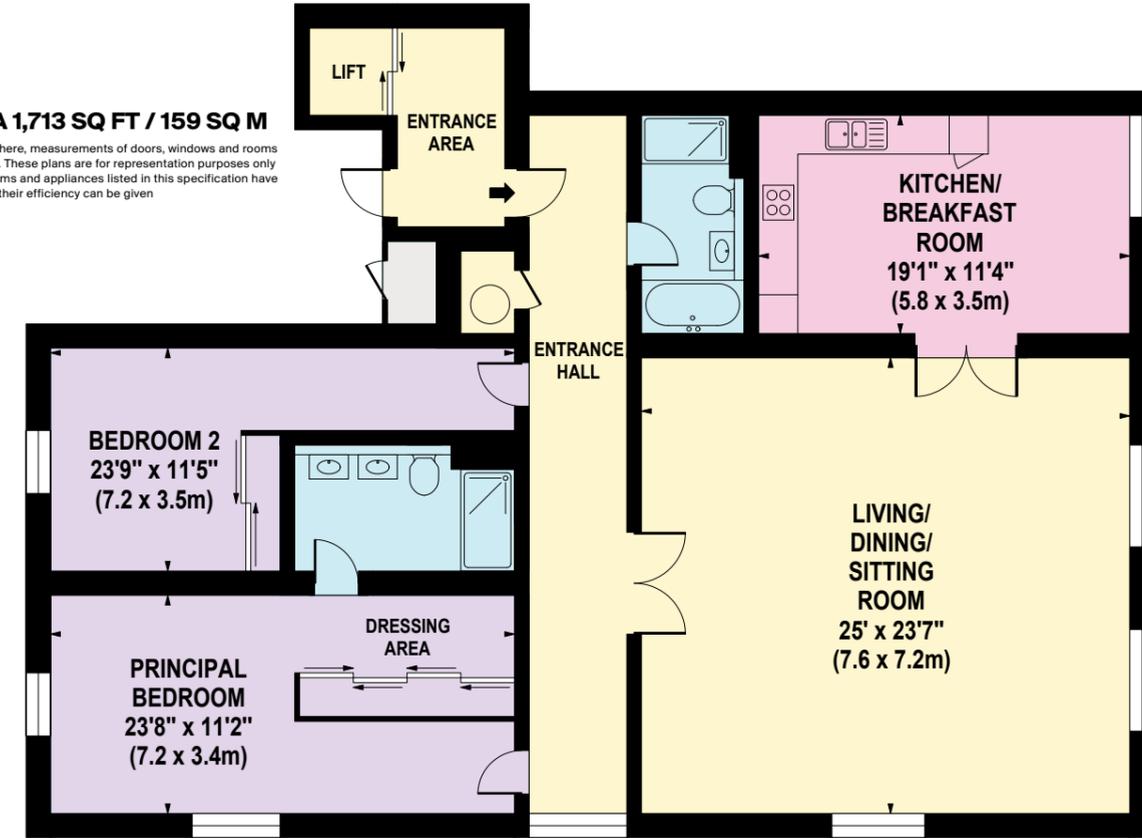
Rating - B

Directions (GU2 4AA)

From our office on the upper high street, turn left going past Pizza Express and two small shop units where you will reach Alexandra Terrace on the left hand side. Turn left and going to the end of the road with the Harbour Hotel entrance immediately in front of you. The entrance to the flat is on the right hand side of the entrance to the hotel.

APPROX. GROSS INTERNAL FLOOR AREA 1,713 SQ FT / 159 SQ M

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FIRST FLOOR



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We would be delighted to tell you more.

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