



THE RESIDENCE

Alexandra Terrace, Guildford, Surrey



AN EXCEPTIONAL MODERN FLAT JUST METRES FROM GUILDFORD HIGH STREET, OFFERING STYLISH INTERIORS AND UNRIVALLED TOWN CENTRE LIVING

A sleek two bedroom apartment, impeccably finished and offering a prime central
Guildford location just moments from the High Street

Summary of accommodation

Principal bedroom with en suite and dressing room | Double bedroom | Family bathroom
Kitchen with modern integrated appliances | Lift | Secure underground car parking with passenger lift access

Distances: Guildford's Upper High Street 164 Feet, London Road Station, Guildford 0.3 miles (from 47 minutes to London
Waterloo), Guildford station 0.7 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles
A3 (Guildford southbound) 1.7 miles, M25 (Junction 10) 8.4 miles, Heathrow Airport 23.6 miles
Gatwick Airport 24.1 miles, Central London 31.1 miles
(All distances and times are approximate)

SITUATION

403 The Residence boasts a truly enviable position, just 50 metres from Guildford’s vibrant Upper High Street. From here, the best of the town is quite literally on your doorstep — an enticing mix of stylish bars, acclaimed restaurants, boutique shops and welcoming cafés, each offering its own charm and character. Whether it’s a relaxed brunch, a spot of boutique shopping, or an evening cocktail, everything you need is just moments away.

Entertainment is equally close at hand, with G Live — Guildford’s premier venue for concerts, theatre and cultural events — under 100 metres from your front door. Fitness enthusiasts will also appreciate the renowned HarSpa, located less than 40 metres away, with its fully equipped gym, serene swimming facilities and indulgent sauna.

This unique setting offers the perfect balance: the buzz, convenience, and culture of town living paired with the comfort, elegance, and security of a modern home. Whether your perfect day involves a morning swim, a lunchtime coffee, an afternoon of shopping, or an evening performance, this prime location makes it all possible within a short stroll.

403 The Residence isn’t just a place to live — it’s a lifestyle, right at the heart of Guildford.

Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary 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 Club.



THE PROPERTY

403 The Residence blends refined modern living with exceptional space, all just metres from Guildford's vibrant Upper High Street. Secure entry and lift access ensure superb accessibility, while the apartment's superb proportions create an immediate sense of openness and comfort.

Every room feels generously scaled, with expansive windows allowing natural light to fill the space throughout the day. The elegant drawing room is a welcoming centrepiece, connected to the kitchen/dining room by a sophisticated set of sliding doors. These can be closed to create privacy or opened to enhance the apartment's flow, offering complete flexibility for both relaxed living and entertaining.

The kitchen/dining room features high-spec modern appliances, sleek cabinetry, and ample preparation space — perfect for casual breakfasts or hosting friends. Underfloor heating throughout ensures year-round comfort, while the bathrooms are finished to an impeccable standard with contemporary, premium fittings.

The principal suite is a true highlight, offering generous proportions, an exceptional walk-through dressing room, and a luxurious en-suite bathroom. A second spacious double bedroom provides versatility — ideal for guests, a home office, or creative pursuits.

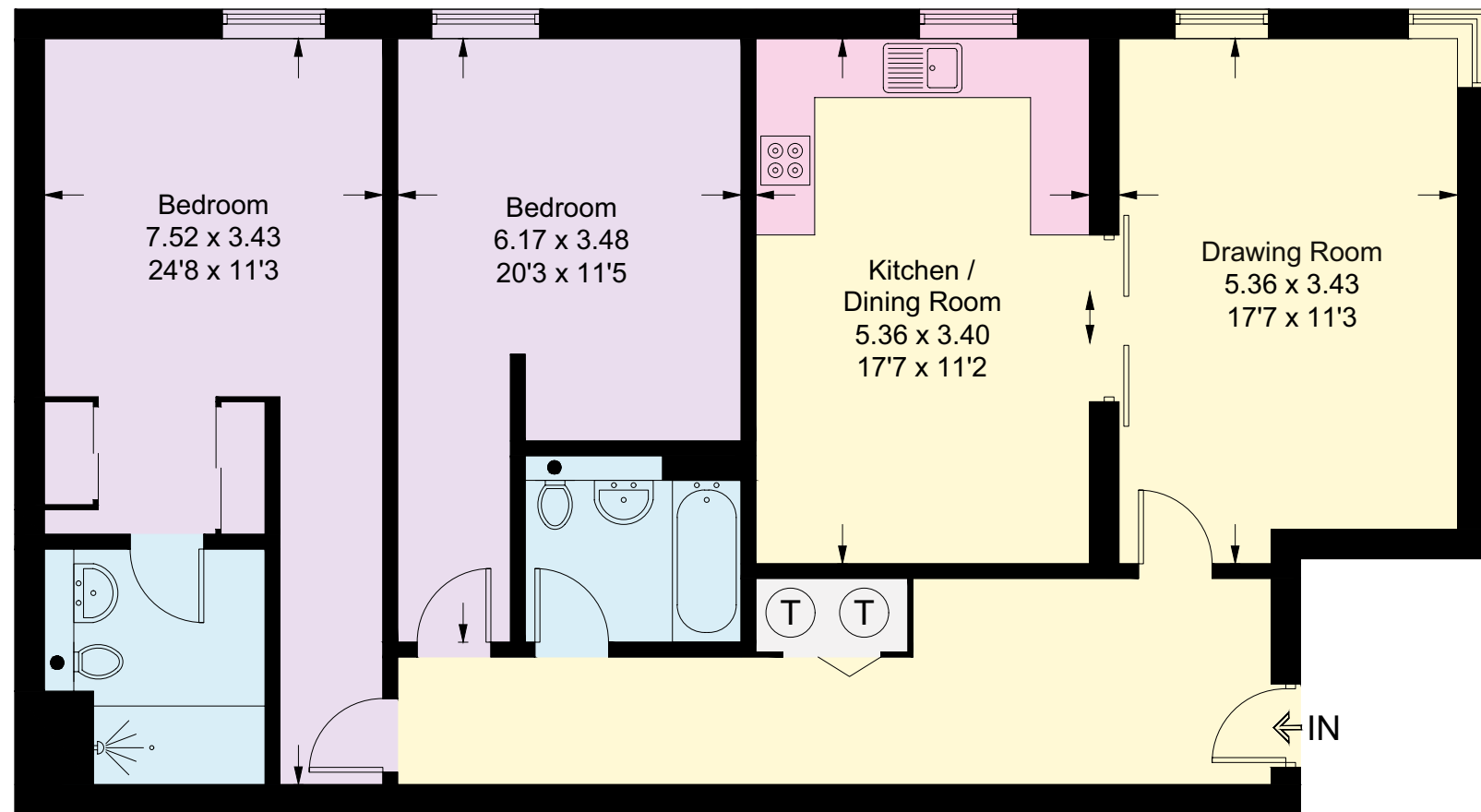
With a designated parking space just a short stroll away and the best of Guildford's shopping, dining, and cultural life moments from your door, this apartment offers both sophistication and practicality in equal measure.

403 The Residence is a rare opportunity to enjoy town-centre living without compromise on style, space, or comfort.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fourth Floor

Approximate Gross Internal Area
104.6 sq m / 1126 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating

Local Authority: Guildford Borough Council

EPC Rating: C

Council Tax: Band F

Tenure: Leasehold – 125 years from November 2012

Directions

Postcode: GU1 3DA

What3words: ///worth.care.improving

Viewings: Viewing is strictly by appointment through Knight Frank.



We would be delighted
to tell you more.

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