



FLORENCE HOUSE

102 Nightingale Road, Guildford



A luxury development comprised of six generously proportioned apartments set within the centre of Guildford, Surrey.

The properties are conveniently located to be within close proximity of shops, restaurants and a short distance from both Guildford mainline and London Road train stations. There is a variation of contemporary two bedroom apartments which all feature a high standard of modern amenities.

Each residence is offered with a designated parking space conveniently set within the landscaped grounds and gardens.

The development is perfectly positioned if you are commuting to central London and is situated within easy reach of both Guildford and London Road stations taking approximately 35 minutes.

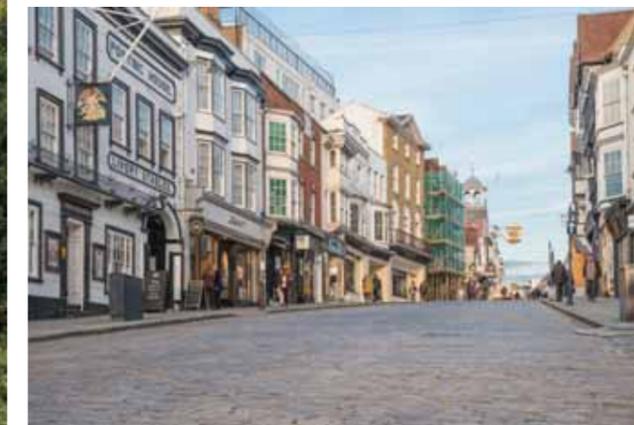
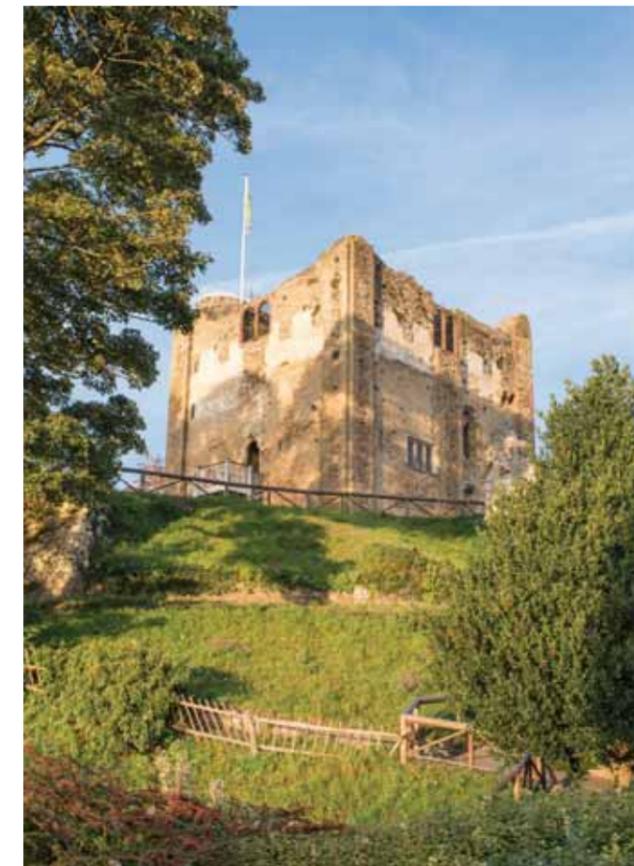


LOCATION

Set within Guildford town centre, Florence House is well positioned overlooking the popular green space that is Stoke Park and within close proximity of the high street offering commercial and cultural attractions. The location has a superb offering of schools at every level.

The geographical location boasts some of the best road links to London and subsequently motorway networks with Heathrow and Gatwick International Airports only a short drive away.

Whilst the development is well positioned to cater for transport links, it is at the heart of Surrey's idyllic countryside with both the Surrey Hills and North Downs Area of Outstanding Natural Beauty available to enjoy.





SPECIFICATION

Finished to the highest of standards, Florence House has been designed and built with modern living in mind. The blend of outstanding craftsmanship and luxury features lend to the feeling of the exceptional quality of build.

KITCHEN

- Contemporary hand crafted kitchens
- Soft closing on all drawers and doors
- Stone work surfaces and upstands
- Bosch appliances comprising integrated washer/dryer dishwasher / induction hob / oven / microwave and stainless steel chimney hood / fridge / freezer
- Rangemaster recessed sinks

BATHROOMS AND EN-SUITES

- Contemporary white Villeroy & Boch sanitary ware
- Hansgrohe taps and fittings
- Fully tiled enclosures
- Chrome heated towel rails
- Shaver/charger points
- Recessed mirrors/mirrored cabinets to all bathrooms and en-suites

ELECTRICAL

- TV / Cable / FM points in living/bedrooms
- Cat 5 cabling to media cupboard
- Hardwired entry phone system
- Brushed stainless steel sockets and switches
- Recessed ceiling features with LED strip lighting

HEATING & FLOORING

- Under floor heating throughout
- Oak veneered flooring to hallway and lounge
- Worcester Bosch gas fired boilers
- Carpets to bedrooms

INTERIOR FINISHES

- Stainless steel and glass balustrade to communal areas

- LED Down lighting throughout all apartments
- External apartment doors with high quality Yale fixings
- Internal doors with chrome furniture
- Fitted wardrobes with mirrored doors to all bedrooms
- High quality timber Sash windows
- Mains operated smoke detectors

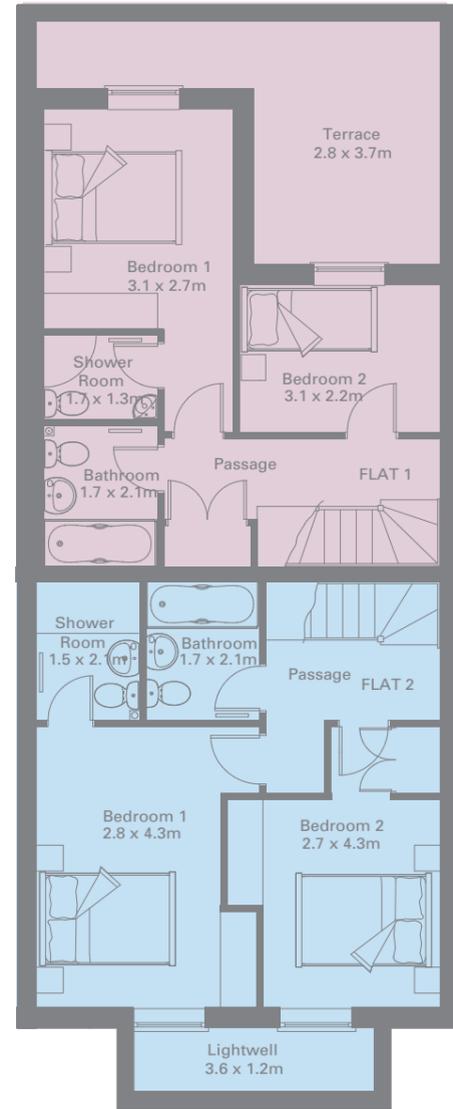
EXTERIOR FINISHES

- Block paved parking and pathways
- Sensor lighting around building
Private allocated parking to all apartments
- Landscaped grounds with private seating area.
- External bin storage
- 10 Year NHBC Guarantee



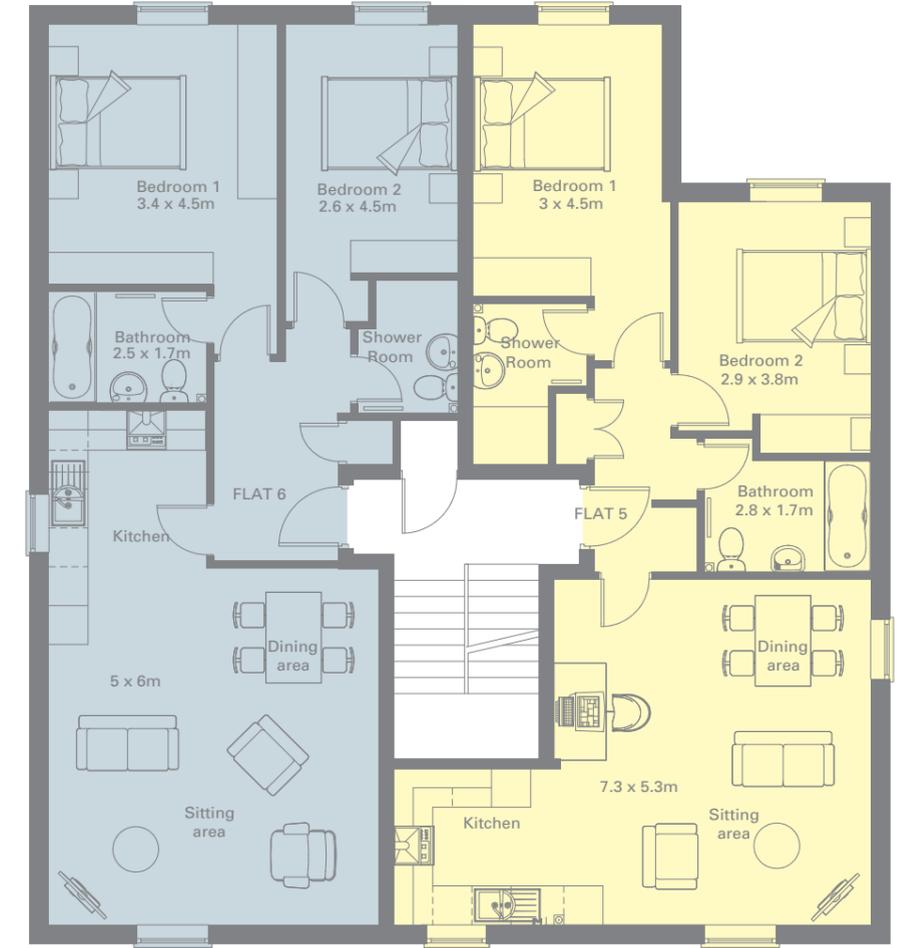
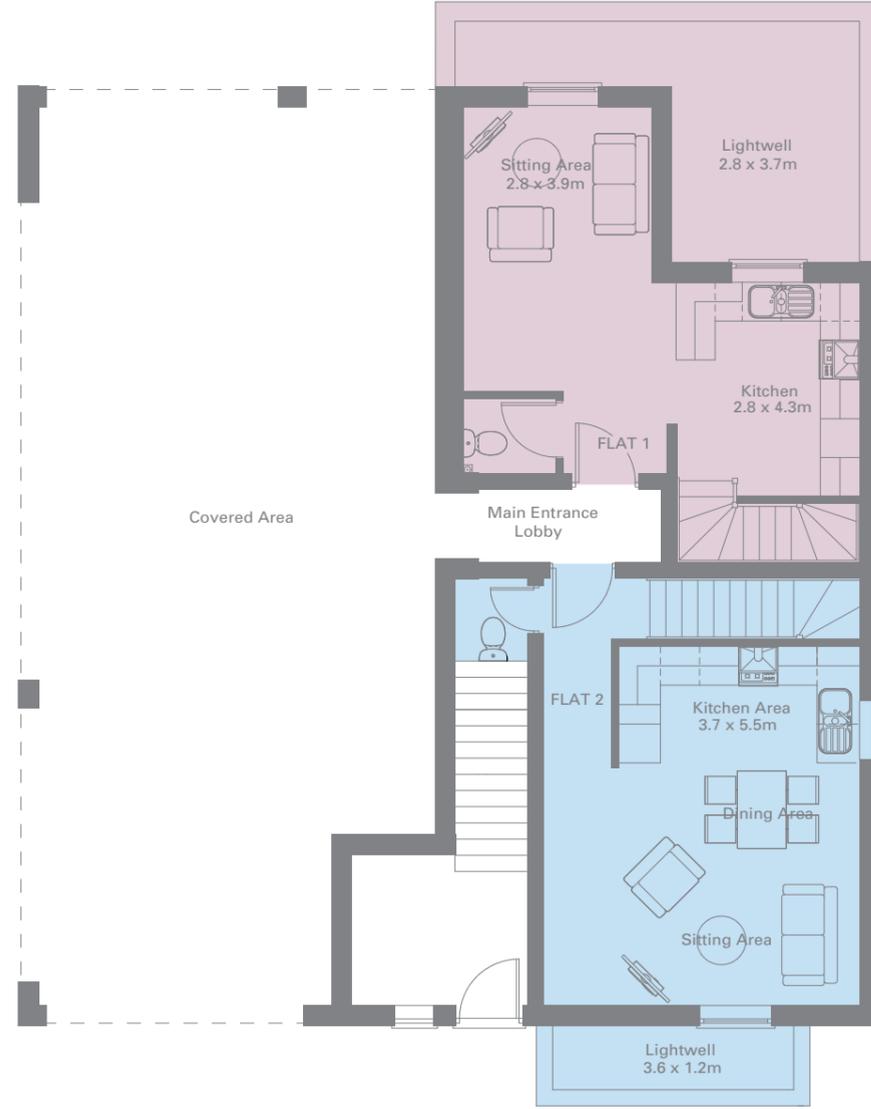


FLOOR PLANS



- Flat 1: 639sqft (59sq.m)
- Flat 2: 764sqft (70sq.m)
- Flat 3: 834sqft (77sq.m)
- Flat 4: 714sqft (66sq.m)
- Flat 5: 834sqft (77sq.m)
- Flat 6: 714sqft (66sq.m)

All floor areas and plans approximate and indicative.





AGENT'S NOTE

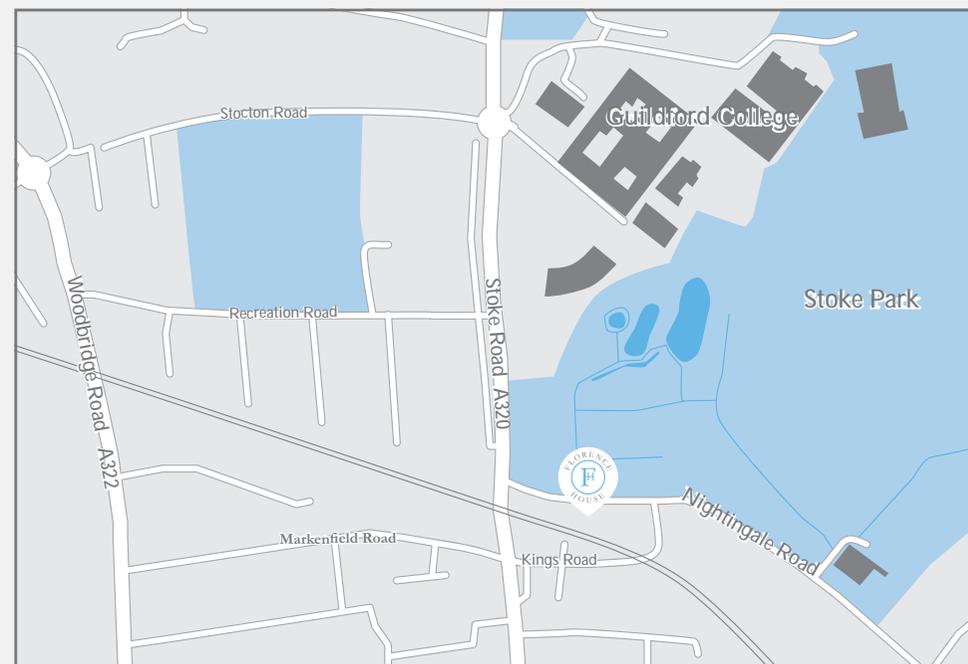
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please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

DIRECTIONS

From our Guildford office head southeast on Quarry Street toward Mill Lane and turn left onto Castle Street. Continue onto Sydenham Road and take the left turn onto Jenner Road, then turn left again onto Epsom Road/A246. At the roundabout, take the second exit onto London Road/A3100. Turn left onto Nightingale Road. **POSTCODE: GU1 1EP.**

DRIVING: • London Heathrow: 21.5 miles • London Gatwick: 26 miles
• Central London: 30 miles • Winchester: 37 miles

TRAIN: • Woking: 10 minutes • London Waterloo: 35 minutes • Reading: 35 minutes



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