

3 Alexandra Lodge Warren Road, Guildford GU1 3NX

COLLINS
Independent Estate Agent







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Asking price £250,000
Leasehold

Situated on the edge of the Charlotteville conservation area in the sought after Holy Trinity area of town, this second floor one bedroom apartment comes with residents parking and is a lovely place to live in Guildford town. The property comprises of a leasehold flat in a purpose built well maintained building of just 12 flats featuring electric heating and double glazed windows. The buildings external doors are currently in the process of being replaced and upgraded. The flat is well presented, warm and features roof top views across the surrounds and Charlotteville. The large living room is a stand out feature with a dual aspect and adjacent to a separate kitchen with a window and being well equipped. In addition a double bedroom with good storage also gives a good feeling of space and light. Other features include a white partly tiled bathroom with a shower over the bath, laminate flooring, granite surfaces to the kitchen. To summarise this is a lovely flat in a good location.

- Second floor purpose built flat
- One bedroom
- Allocated residents parkinig
- Sought after location
- Close to town and Pewley Downs
- EPC - D
- Council tax band - C
- Leasehold - 180 years remaining, £250 ground rent annually £500 PA April 2027
- Service charge - £2361.60 PA includes building insurance
- Well managed and maintained building







SMART ONE BED WITH PARKING - A truly special place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. This is an ideal first time buy in an area you will not want to leave when you move again.

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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

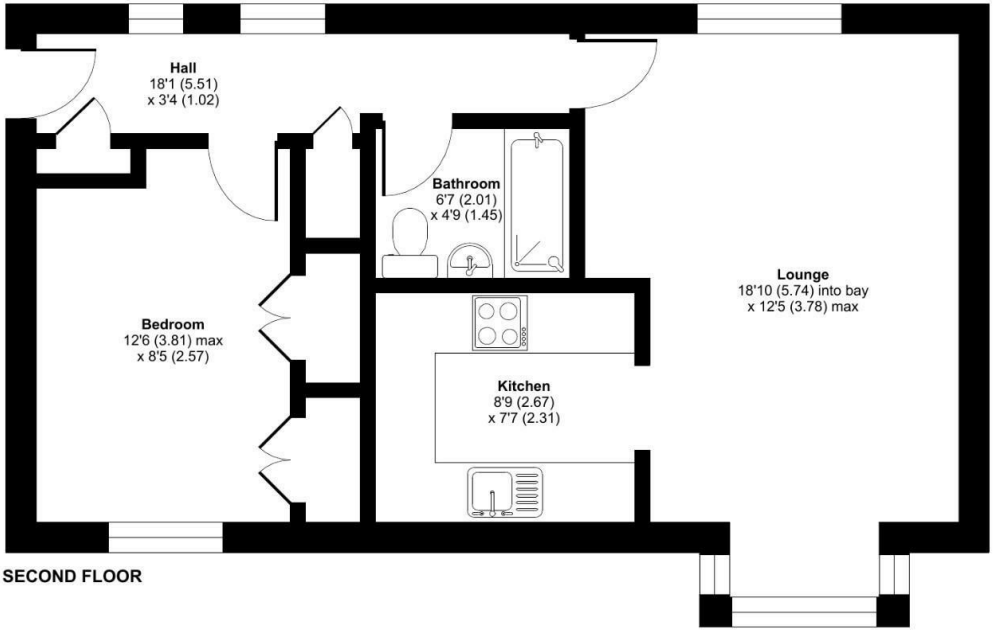
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Warren Road, Guildford, GU1

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1402953

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