St Margarets, London Road, Guildford, Surrey, GU1 1TJ

CLARKE C·G GAMMON 1919

Flat 12

LONDON ROAD GUILDFORD GU1 1TJ

Share of Freehold

A purpose built top floor three double bedroom, two bathroom apartment offering excellent space, natural light and the advantage of a single garage in block with new door.

Home to the owners for 33 years and ideally located less than one mile from the centre of Guildford town this 1960s development is very well maintained with a current service charge less than £2000 per annum.

Inside there is a fitted kitchen designed to maximise the view looking out to Stoke Park, full double glazing, fitted wardrobes and useful loft access which is part boarded.

With the advantage of 'share freehold' there is no ground rent and in recent times all of the development has had new front fire doors fitted.

Surrounded by communal grounds, meticulously maintained and parking for residents there are mature green spaces with scatterings of shrubs, plants and trees.

Lease 999 years from September 1961.
Service Charge Per Annum :- £1808.71 due quarterly.

- **Three double bedrooms**
- **Fitted kitchen**
- **Quality carpets**
- **Integrated wardrobes**
- **Garage in block**
- **Two Bathrooms**
- **Double glazing**
- **Loft access**
- **Fitted Vent Axia air management**
- **New front fire door**

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Local Authority: Guildford Tax Band E
Services: Mains Services Except No Gas

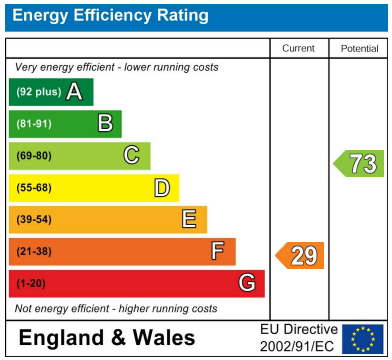
SITUATION

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.

DIRECTIONS

From where High Street meets Chertsey Street follow eastbound towards London Road where following the road for approximately half a mile the turning for St Margarets will be found on the right hand side clearly sign posted. 12 St Margarets is located top floor on the second block in on the right hand side.

A purpose built top floor three double bedroom, two bathroom apartment offering excellent space, natural light and the advantage of a single garage in block with new door.



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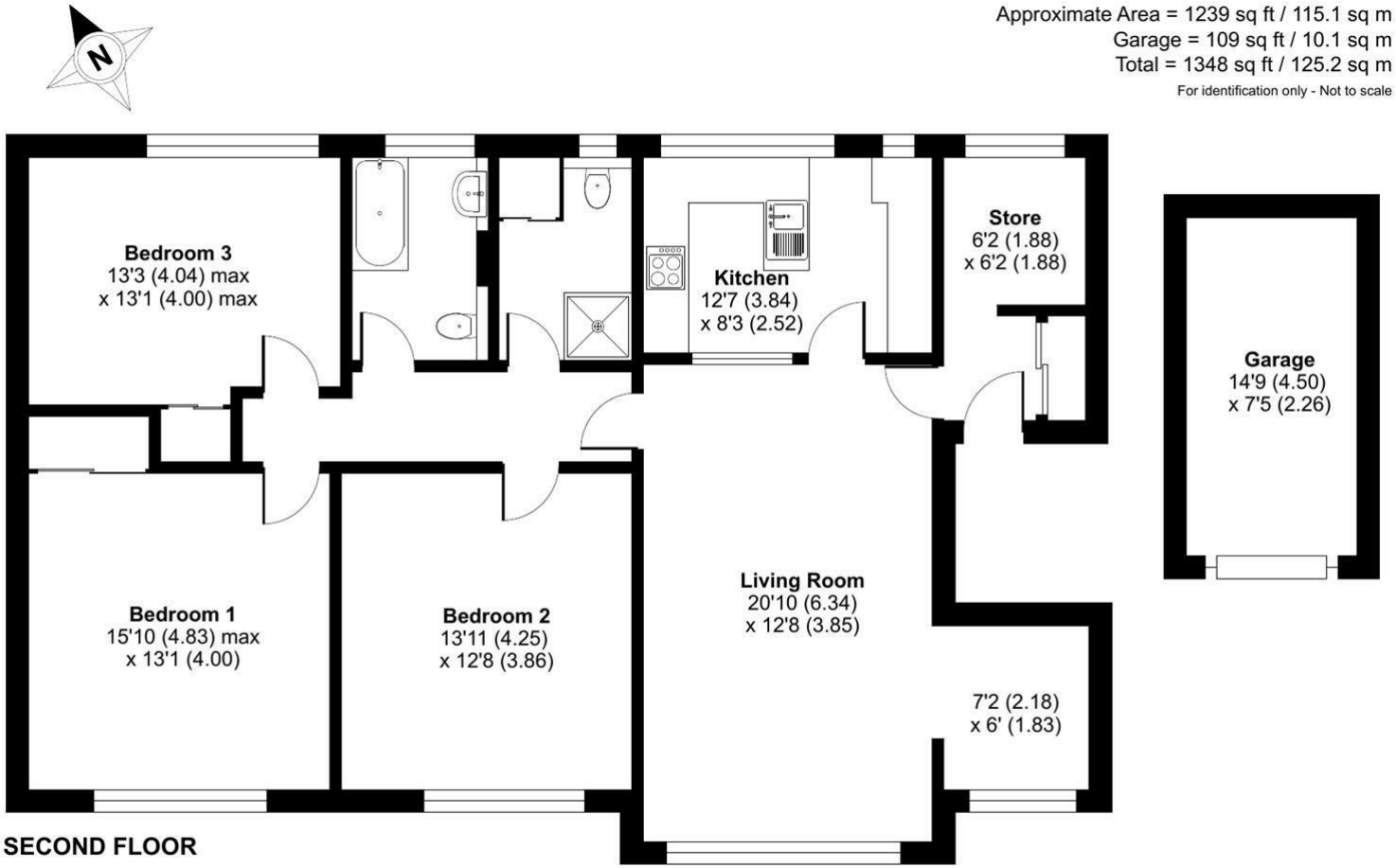
Approximate Area = 1239 sq ft / 115.1 sq m
Garage = 109 sq ft / 10.1 sq m
Total = 1348 sq ft / 125.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1472166

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.