



Printing House Square Martyr Road, Guildford GU1 4AJ



COLLINS
Independent Estate Agent





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Asking price £279,000

Share of Freehold

A fourth floor one bedroom apartment featuring a large private decked south facing balcony with town views and underground allocated secure parking, in the heart of Guildford town. The property owns a share of the freehold and is offered for sale with vacant possession and no chain.

Having been a very successful long term rental/investment property for my clients for many years this is the first time the property has been on the sales market since new in 2007. The whole property is double glazed and enjoys underfloor heating. The apartment is well decorated and has been clearly looked after during my clients ownership featuring a modern well equipped open plan kitchen, white bathroom suite with a shower over the bath and attractive wooden effect flooring which has been thoughtfully laid at an angle. Other noteworthy features include, french doors from the sitting room to the balcony, fitted wardrobes to the bedroom and a large storage cupboard in the hall.



- Share of freehold
- Managing agents Pinnacle Property Management
- Service charge YE 30/4/2026 £2534
- Buildings insurance included in SC
- EPC - C
- COUNCIL TAX BAND - C
- No pets allowed within the lease unless prior written consent obtained from manager





A fourth floor apartment with stunning views featuring a PRIVATE BALCONY & PARKING situated in the heart of Guildford town. Within a short stroll is Waitrose, North Street and The High Street. The stations are both under a 10 minute walk making it a very convenient and connected place to live. This property comes with an allocated underground parking space and the building has become a landmark in the town as its matured since construction in around 2007.



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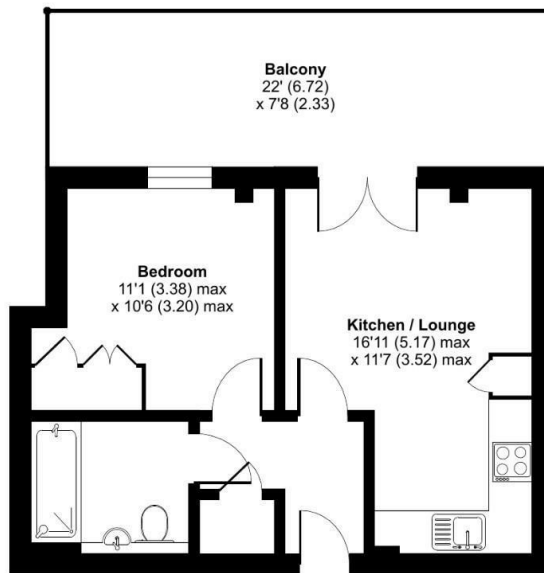
www.collinsguildford.co.uk



Martyr Road, Guildford, GU1

Approximate Area = 385 sq ft / 35.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1301130



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