

48 LIONGATE HOUSE

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

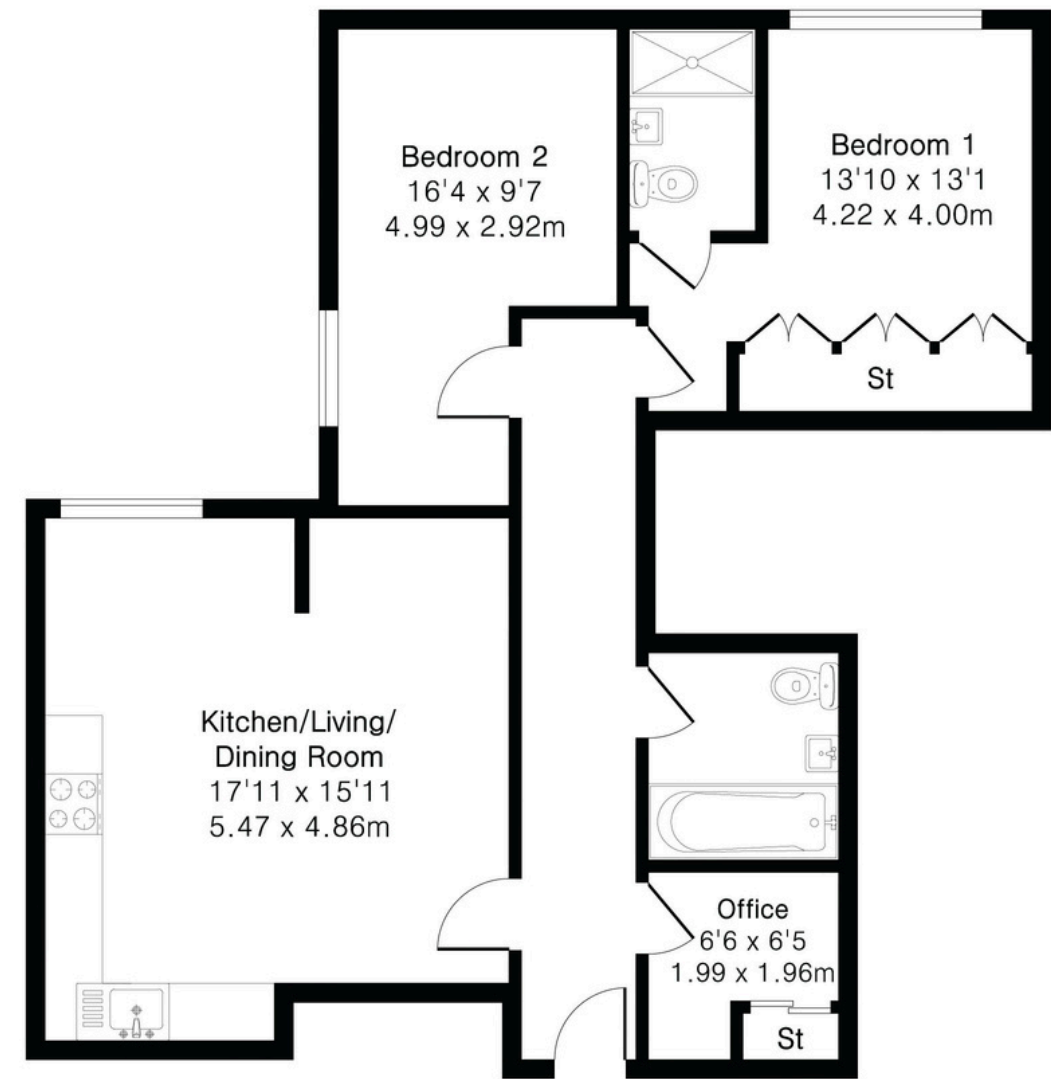
- Second floor apartment
- 2 double bedrooms
- 2 bathrooms
- Spacious open plan kitchen/ living area
- Office / playroom
- Allocated parking
- 1.2 miles to Guildford Train Station

Tenure: Leasehold
Lease: 120 years remaining
Ground Rent: Peppercorn
Service Charge: £2948.31 (2026/2027)

Council Tax Band: D. **EPC:** C



Approximate Gross Internal Area 798 sq ft - 74 sq m



FROM THE AGENT

The combination of ceiling height, natural light and the open-plan layout gives this apartment a noticeably more open feel than many modern developments nearby.

The position is also particularly convenient, with Guildford station, the High Street, Lido and riverside walks all within easy reach, making it a practical option for commuters, downsizers or students.

Chris

Chris Dean
Director



LIGHT & AIRY

The layout separates the bedrooms from the living area, which works well for privacy. With two bathrooms, it's practical for either sharing or having guests stay. The kitchen, dining and living area runs across the front of the apartment and is very well proportioned.

There is clear space for seating and dining without compromising the kitchen area, which makes it usable day to day as well as for entertaining.

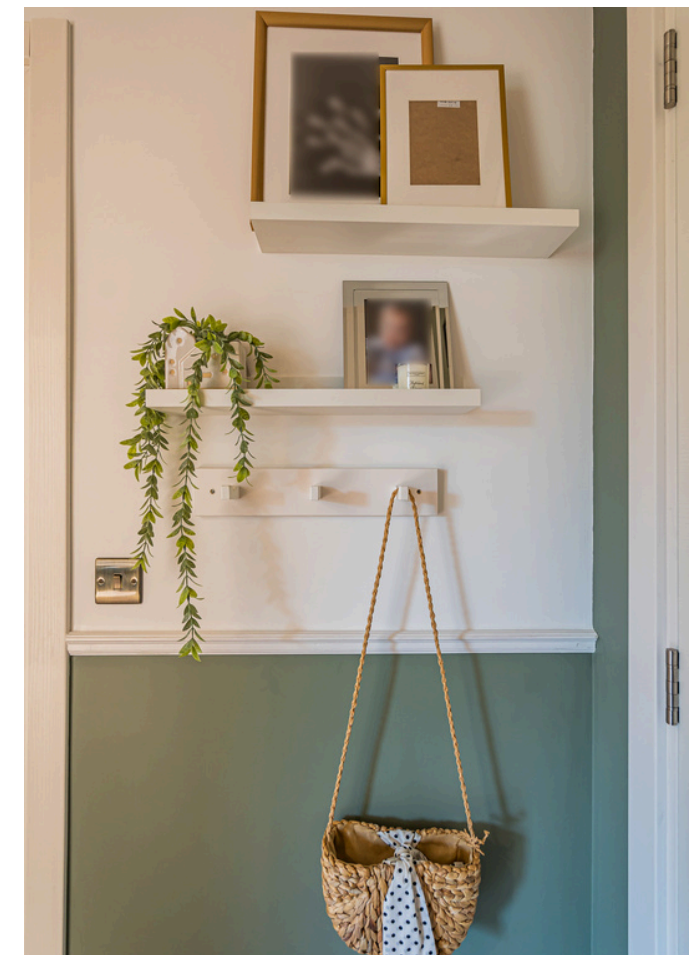
The kitchen is set in the corner of the room with modern units and integrated appliances. It remains connected to the main living space, so it works as part of the room rather than feeling separate.

This property has the added benefit of an office/ playroom separate from the main living space.



BEDROOMS & BATHROOMS

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from a stylish en-suite shower room. A further modern family bathroom completes the well-balanced accommodation.





Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ