



**Chantries  
& Pewleys**



**Nightingale Road**  
Guildford



INTRODUCING

# Flat 2, Florence House

GUILDFORD, GU1 1EP

*A modern two-bedroom split-level apartment within a bespoke development of just six apartments, featuring allocated parking and access to a communal garden. Located moments from Stoke Park and within easy reach of Guildford town centre and both train stations, the property offers bright open-plan living, a contemporary fitted kitchen, two well-proportioned bedrooms including an en-suite, and a stylish family bathroom.*



**2 BEDROOMS**



**MODERN KITCHEN/DINING ROOM**



**CLOSE TO TRAIN STATION**



**ALLOCATED PARKING**

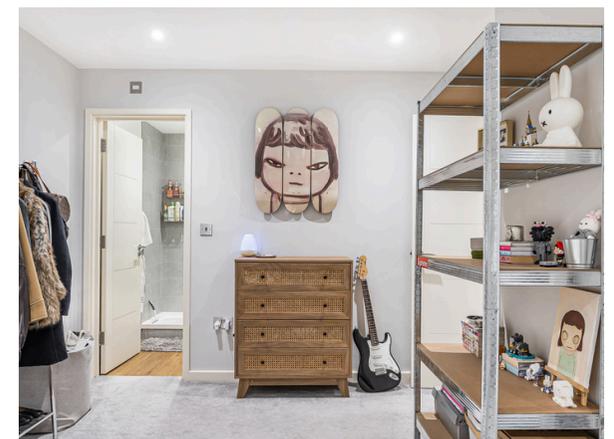
**Tenure: Share of Freehold**

**Council Tax Band: C**

**EPC: B**





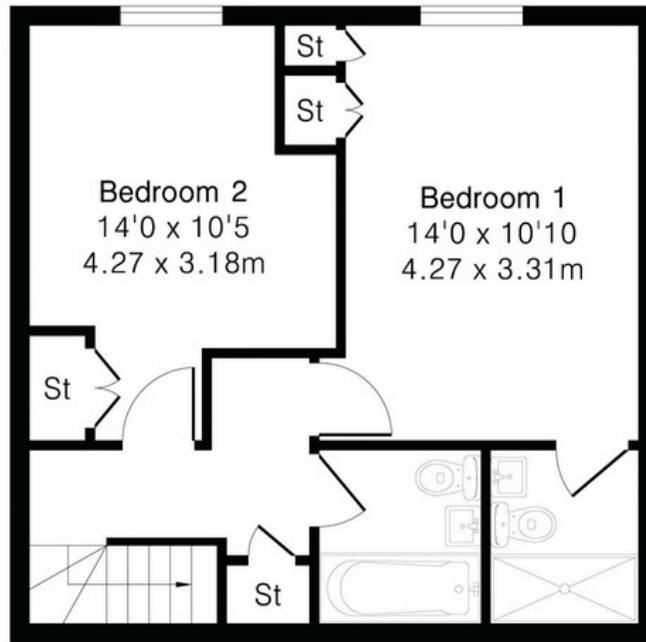




**Approximate Gross Internal Area 751 sq ft - 70 sq m**

Lower Ground Floor Area 417 sq ft – 39 sq m

Ground Floor Area 334 sq ft – 31 sq m



Lower Ground Floor



Ground Floor

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