



3 Pilgrim House, Quarry Street, Guildford, GU1 3XY



COLLINS
Independent Estate Agent





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Asking price £249,950
Leasehold

A spacious first floor, purpose-built apartment offering a private rear entrance and the added benefit of secure underground parking and communal gardens. The property is offered for sale with no onward chain and vacant possession, having been a successful rental investment for the current owners for many years. Well maintained throughout, the apartment represents an excellent opportunity for a first time buyer or investor, ideally located within walking distance of the town centre, mainline railway station and attractive riverside walks. The accommodation comprises a generous west facing living room, separate kitchen with space for all the usual appliances, and a main bedroom featuring good built in storage. Further storage is provided by a large double built in cupboard in the hallway. The bathroom is fitted with a white suite, including a bath with an electric shower over.

In summary, this is a well presented apartment in a convenient location, within walking distance of local amenities and transport links, with the added advantage of secure underground parking, a private entrance and no onward chain.

- Purpose built apartment
- Underground secure parking
- Communal rear gardens
- EPC - D
- Council tax band - D
- No pets allowed by Pilgrim House Management Ltd
- Lease 952 years remaining
- £110 p.a. ground rent
- Service charge £650 - £800 per half year







Situated on historic Quarry Street, this charming one bedroom flat is ideally positioned for convenient town living, with a wealth of shops, restaurants, pubs and amenities right on the doorstep. The location offers the best of both worlds: everything you need for an easy, walkable commuter lifestyle, while the beautiful riverside and surrounding countryside are just across the road, providing a welcome escape from the bustle of town. Nearby attractions include the popular Weyside and Kings Head pubs, the Yvonne Arnaud Theatre, Guildford Castle and its picturesque grounds, as well as the Tunsgate shopping centre, historic High Street and Guildford mainline station.



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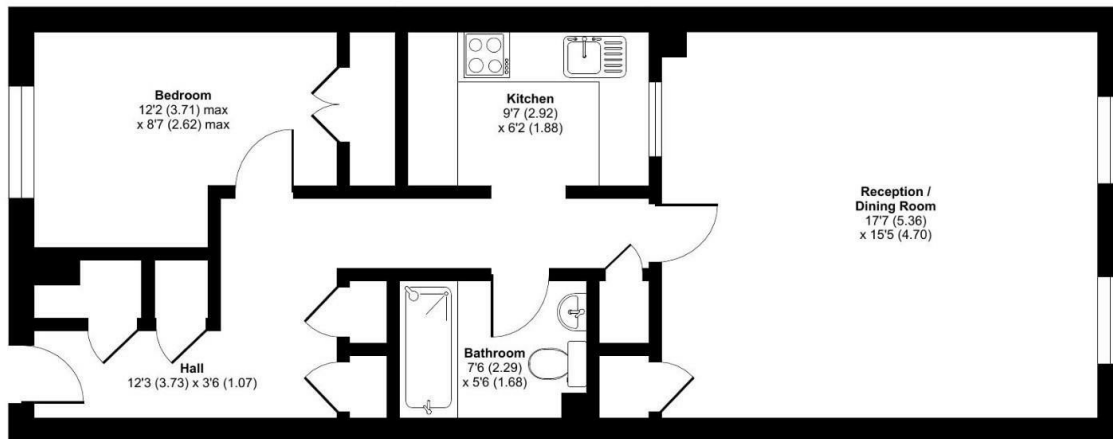
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Quarry Street, Guildford, GU1

Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1515724



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