



ESTATE AGENTS



81 Austen House, Station View, Guildford, Surrey, GU1 4AR

Asking Price £375,000

81 Austen House, Station View, Guildford, Surrey, GU1 4AR

A well-presented two bedroom flat located close to the town centre, public transport links and shops.

The development was built approximately six years ago and is a short walk from the mainline station, with direct trains to London Waterloo in around 38 minutes.

The front door leads to the entrance hall with a storage cupboard on the right. There are two double bedrooms, both of good size with the master bedroom benefitting from built in storage and an en suite bathroom comprising a WC, wash hand basin and shower.

The open plan kitchen/living room is a bright and spacious area, with modern fitted units, sink to the side and hob to the rear. To the front is a door to the balcony overlooking the shared courtyard gardens. The modern bathroom features WC, bath with shower over and basin.

The property comes with one underground allocated parking space.

Leasehold

Pets Allowed: Yes

Annual Service Charges: Approx. £1800 per year, fluctuates with work carried out, etc...

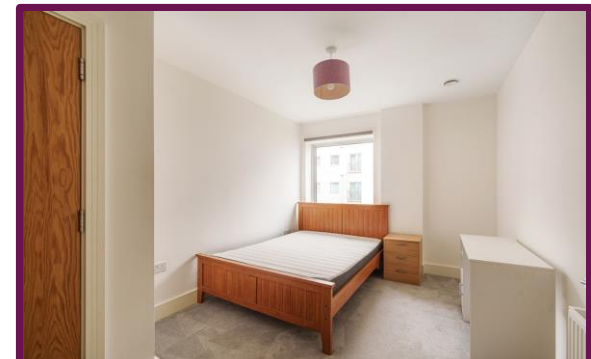
Service Charge Review Period: Yearly

Annual Ground Rent: £500

Ground Rent Review Period: Fixed for the next five years

Years remaining on lease: 121 years

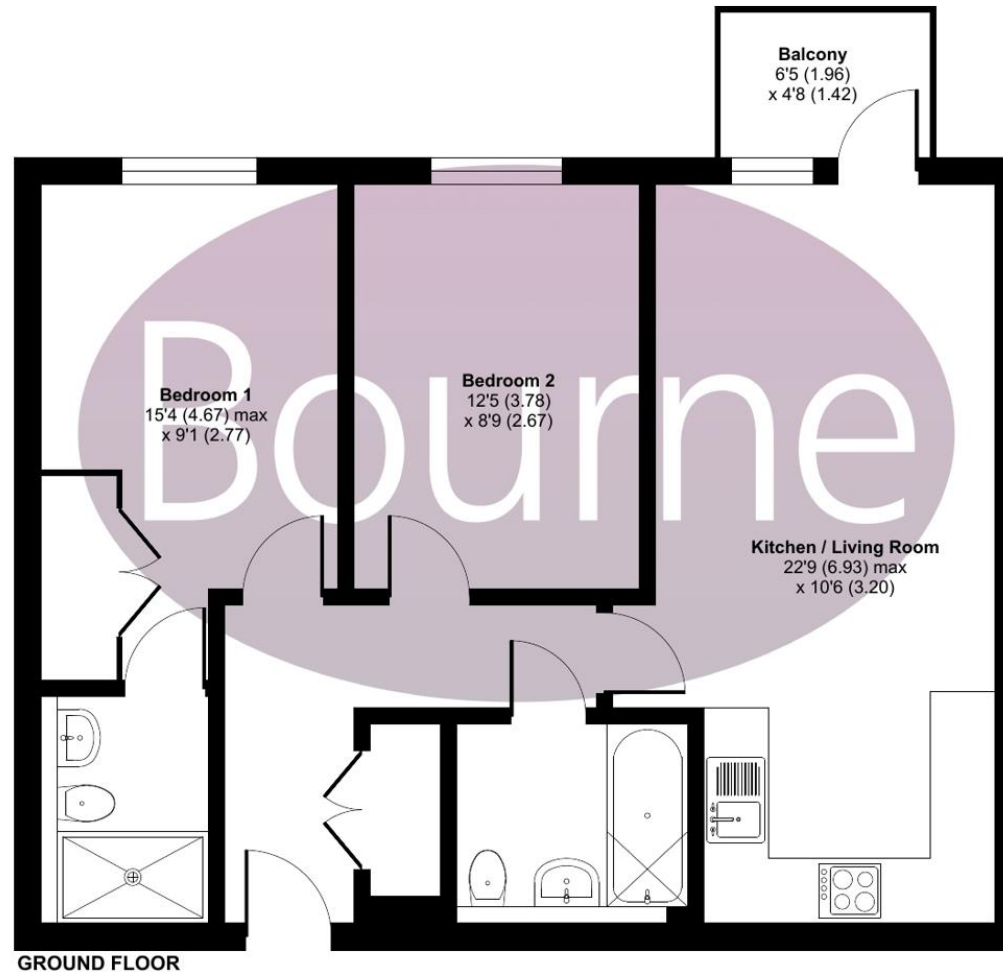
- Two Bedrooms
- Open Plan Kitchen/Living Room
- En-Suite Bathroom
- Balcony
- Shared Courtyard
- Garden
- Underground Parking
- Council Tax Band D



Austen House Station View, Guildford, GU1

Approximate Area = 674 sq ft / 62.6 sq m

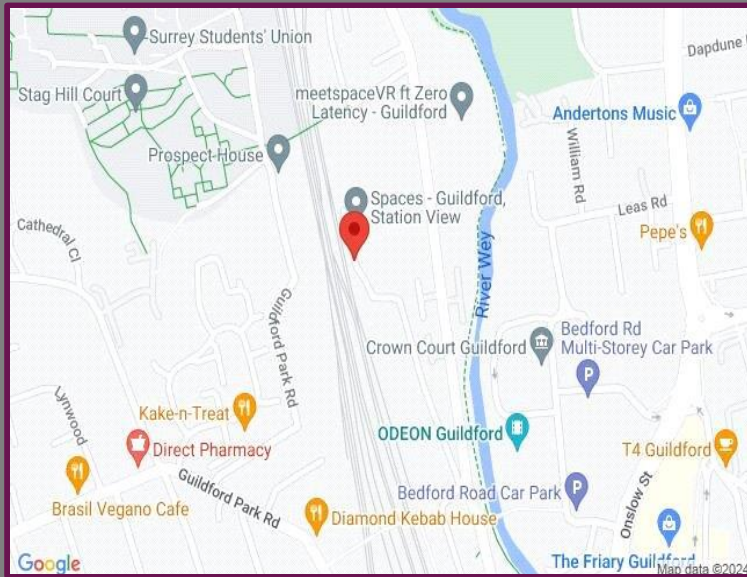
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1074845

Location

Austen House, Station View is a prestigious new development literally situated at the end of Guildford mainline station car park and within a few hundred yards of the town centre offering a huge range of shops, restaurants and entertainment facilities. The A3 is within a ¼ mile offering easy access via road to the M25, London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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