



Printing House Square, Martyr Road, Guildford, Surrey, GU1

4AJ

Offers Over £315,000



# Printing House Square, Martyr Road, Guildford, Surrey, GU1 4AJ

This large and well proportioned one bedroom apartment in the prestigious gated development of Printing House Square, is presented to a very high standard throughout. Located right in the heart of Guildford town centre, this flat further features a host of storage, large bathroom, balcony, secure underground parking space and is offered with no onward chain.

The secure gated development is accessed via video-entry phone to the well-maintained communal hall. The front door opens into the spacious hall with oak laminate flooring, video-entry phone handset, large airing cupboard housing boiler and further cloak cupboard.

The double bedroom is accessed off the hallway and benefits space for a double bed, chest of drawers and built-in storage. This bedroom also nicely overlooks the communal gardens.

The large bathroom with shower over bath, hand basin and WC is also off the hallway.

The well lit, open plan kitchen area boasts a range of modern fitted units with integral appliances comprising oven, hob, fridge/freezer, washer/dryer and dishwasher. The living area has ample space for a dining area as well as a lounge area. This space benefits from its own private balcony.

The gated underground car park is accessed via remote-control, and the lift/stairs also go down to the secure basement levels with an allocated parking space. Subject to availability there is a resident's bike store and very useful lockable storage room.

Leasehold

Lease remaining: 108 years remaining

Services Charges: £3,631.90 per annum - Reviewed: Yearly

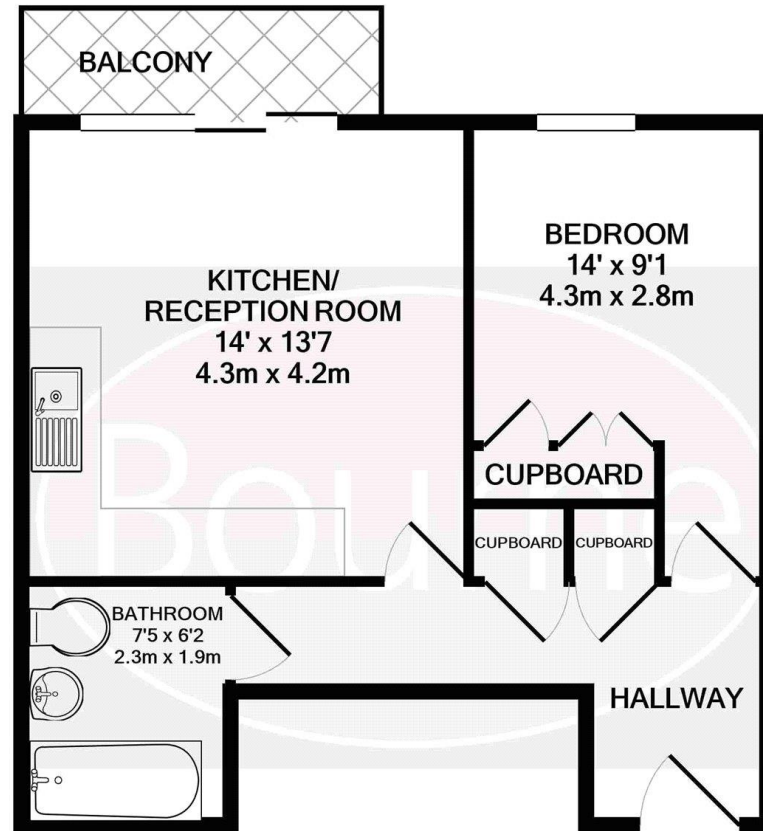
Ground Rent: £250 - Reviewed: TBS

Council Tax Band: C

- Double Bedroom
- Reception Room
- Fully Fitted Kitchen
- Underground Parking Space
- Good Condition
- Private Balcony
- Large Bathroom
- Town Centre Location
- Chain Free



# Floorplan



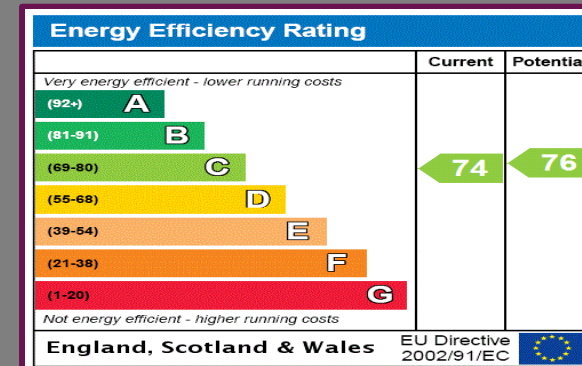
**TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location

Printing House Square is a prestigious and secure gated development situated on Martyr Road just moments from the High Street in the heart of Guildford town centre and within just a few moments walk of the mainline station.



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.



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