



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

Asking Price £290,000

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

This one bedroom, fourth floor flat is well presented throughout and benefits from a south facing balcony and communal gardens.

The property comprises a bright and spacious living room/kitchen with doors leading to the balcony with views over Guildford, double bedroom with built in wardrobe and a modern bathroom.

The property also comes with an underground allocated parking space.

Leasehold

Pets Allowed: Yes

Annual Service Charges: £1600-£1750

Service Charge Review Period: Annually

Annual Ground Rent: £299.80

Ground Rent Review Period: 10 years, after 2014, set to limits

Years Remaining On Lease: 115 years

- Fourth Floor Flat
- One Bedroom
- Open Plan Living Room/Kitchen
- Balcony
- Communal Gardens
- Allocated Parking Space
- Council Tax Band: C



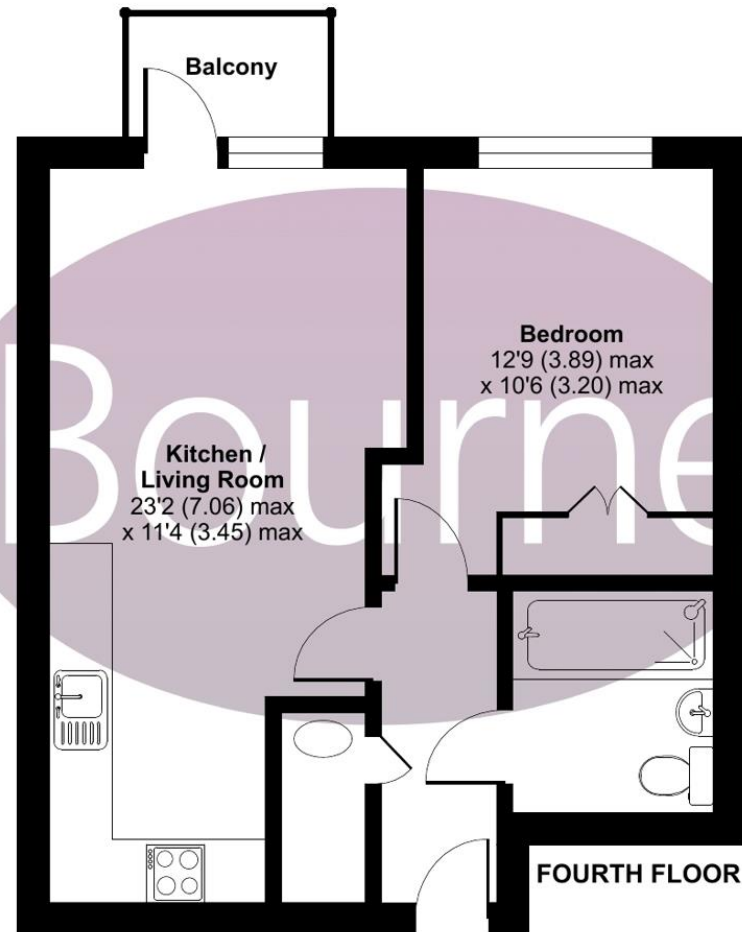
# Floorplan



## Station View, Guildford, GU1

Approximate Area = 467 sq ft / 43.4 sq m

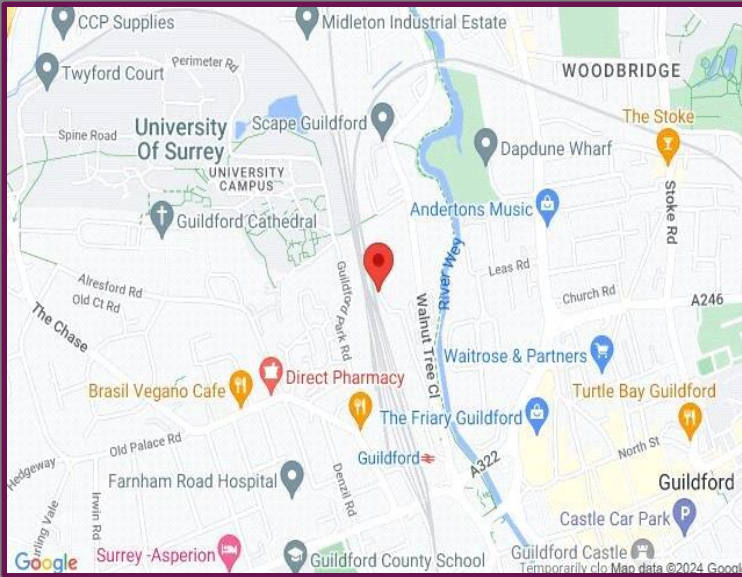
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2024. Produced for Bourne Estate Agents. REF: 1102114

# Location

Austen House is a prestigious new development, 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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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