



ESTATE AGENTS



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

Offers Over £425,000

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This extremely well presented two-bedroom, two-bathroom apartment is naturally light with south-facing orientation and ideally located in the heart of Guildford Town Centre. The spacious entrance hallway leads to an open plan living area, seamlessly integrating a modern kitchen equipped with fully built-in appliances and opening onto a south facing balcony.

This property features two generously sized double bedrooms, with the main bedroom offering the convenience of built-in wardrobes and an en-suite bathroom. Additionally, a second bathroom equipped with bath and shower.

This property further benefits from communal gardens and secure car parking.

Leasehold

Pets Allowed: Yes

Annual Service Charges: Range: £1800-£2700

Service Charge Review Period: Annually

Annual Ground Rent: £250

Ground Rent Review Period: Annually

Years Remaining On Lease: 114 years

- First Floor Apartment
- Two Double Bedrooms
- En-Suite Bathroom
- Open Plan Living Room/Kitchen
- South Facing Balcony
- Secure Car Parking
- Council Tax Band: D

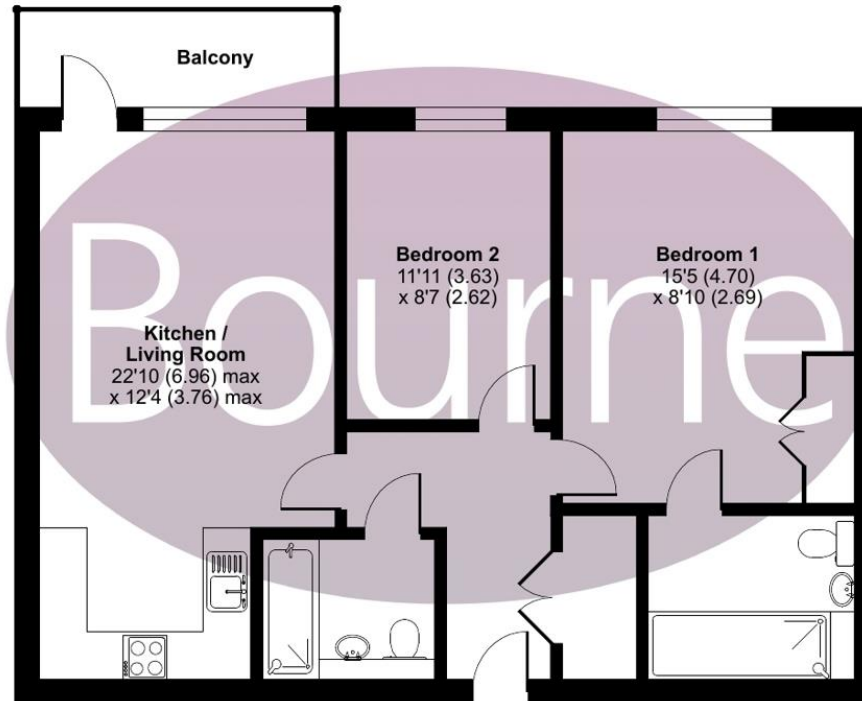


Floorplan

Austen House Station View, Guildford, GU1

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



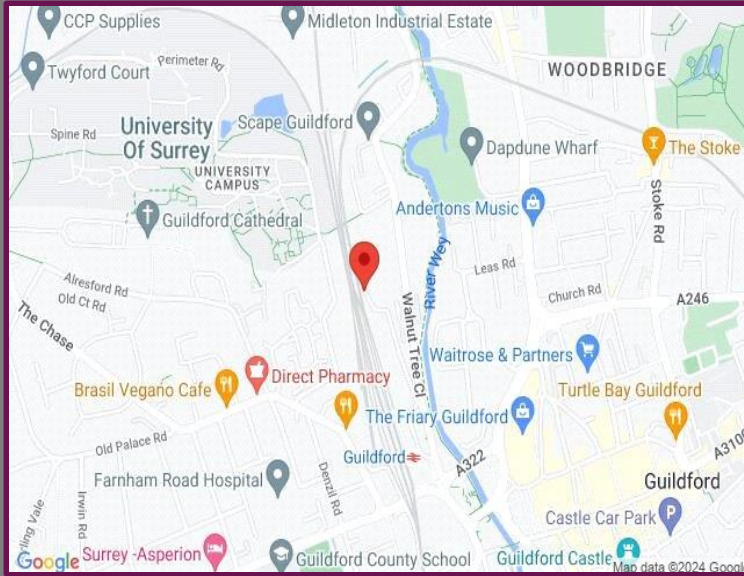
FIRST FLOOR



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: 1117382

Location

Austen House is a prestigious new development, situated at the end of Guildford mainline station car park which has frequent direct trains to London via Waterloo/Clapham Junction 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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