

CURCHODS



Flat 31, Printing House Square, Martyr Road

Guildford, Surrey, GU1 4AJ

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Offers in excess of £400,000

Share of Freehold



END OF CHAIN: This lovely apartment offers incredibly bright spacious accommodation comprising of a generous large open plan kitchen/dining/sitting room, a spectacular master bedroom with ensuite shower room and access to the balcony. A second double bedroom and a modern bathroom complete the accommodation. Other benefits include secure gated underground parking and entry phone system. Printing House Square is situated in the heart of Guildford town centre just a short walk from Guildford's historic high street and main line station.

EPC B | Council Tax Band D

Charges (if applicable):

Current service charge: £5271.82, next review date 01.05.2025

Current ground rent £0, next review date of



Key Features

- Purpose built ground floor apartment set in the heart of Guildford town centre
- Modern kitchen with integrated appliances
- Bright open plan sitting/dining room
- Extremely spacious master bedroom with en suite shower room and access to the balcony
- Second bright double bedroom with in built storage
- Secure underground parking
- Lease commenced 2011L 985 years remaining

Location

Guildford town centre is the historic and vibrant County Town of Surrey, renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. There are two theatres, G Live the contemporary state-of-the-art entertainment venue, an Odeon multiplex cinema, prizewinning Spectrum Leisure Centre and The Surrey Sports Park, owned by the University of Surrey. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and International airports. The mainline railway station provides a commuter service to London Waterloo in approx 38 minutes, whilst London Road station is across the other side of town.

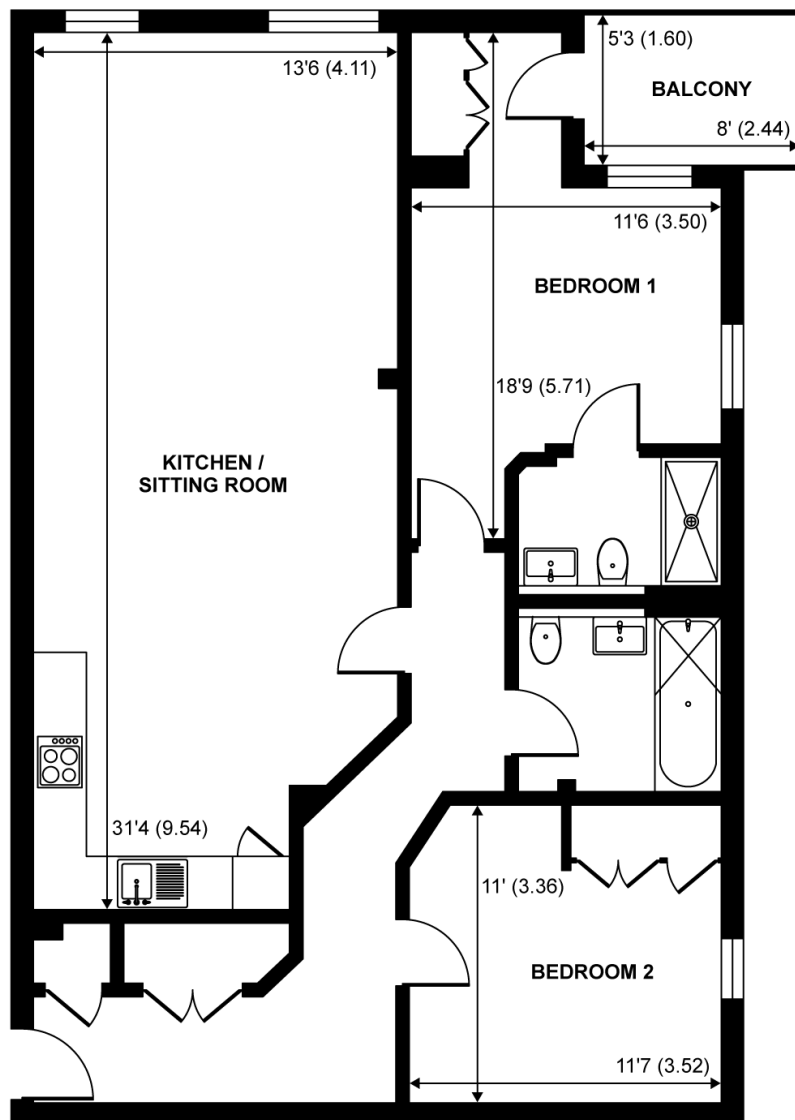
Additional Information

Our client has advised the property has mains drainage, electric and water. The property also benefits from mobile phone signal and broadband.



Approximate Area = 974 sq ft / 90.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1277973

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The Clock House, 2 London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD250157

