CURCHODS







11 Clandon House

Sells Close, Guildford, Surrey, GU1 3JY

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price £385,000

Share of Freehold

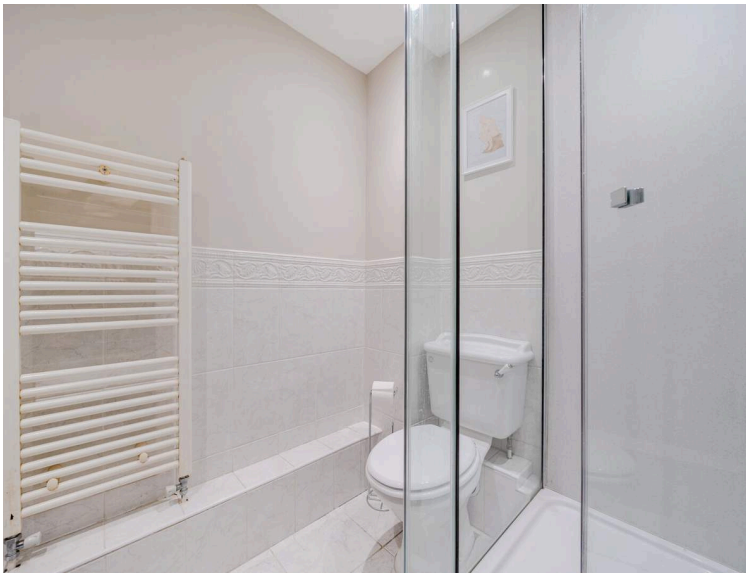


This well-presented apartment offers spacious and comfortable accommodation, with a bright reception room providing an ideal space for both relaxing and entertaining. The well-equipped kitchen features modern fittings and finishes, offering a practical and stylish space.

The property comprises two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom. A further contemporary bathroom serves the second bedroom and living accommodation. The building also benefits from lift access, providing convenient access to the apartment.

Externally, the apartment benefits from two allocated parking spaces and a useful private storage lock-up, providing additional space for bikes, equipment and other belongings. Situated in a peaceful setting, the property is also within a short walk of Guildford town centre, offering convenient access to its range of shops, restaurants, amenities and transport links.





Key Features

- Second Floor Apartment with Lift Access
- Spacious Reception Room
- Well-Equipped Kitchen
- Two Double Bedrooms
- Ensuite to Principal Bedroom
- Two Allocated Parking Spaces
- Private Storage Lock-Up
- Peaceful Setting Within Walking Distance of Guildford Town Centre

Additional Information

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

EPC C | Council Tax Band E

Charges (if applicable):
999 Lease Commencement Date: 01/01/2000
Service Charge: £3,500 per annum / Review Date: 01/01/2027

Location

Guildford, a vibrant town in Surrey, offers a perfect blend of urban convenience and picturesque countryside. Known for its historic charm, the town boasts a variety of shops, cafes, and cultural attractions, making it a lively place to live. The property is ideally situated, providing easy access to the town centre and its amenities.

Transport links are excellent, with Guildford Station offering regular services to London, making it a desirable location for commuters. The town is well-connected by road, with the A3 and M25 providing routes to London and the south coast.

Families will appreciate the selection of reputable schools in the area, catering to all educational needs. With its rich history and vibrant community, Guildford offers a welcoming environment for residents of all ages.

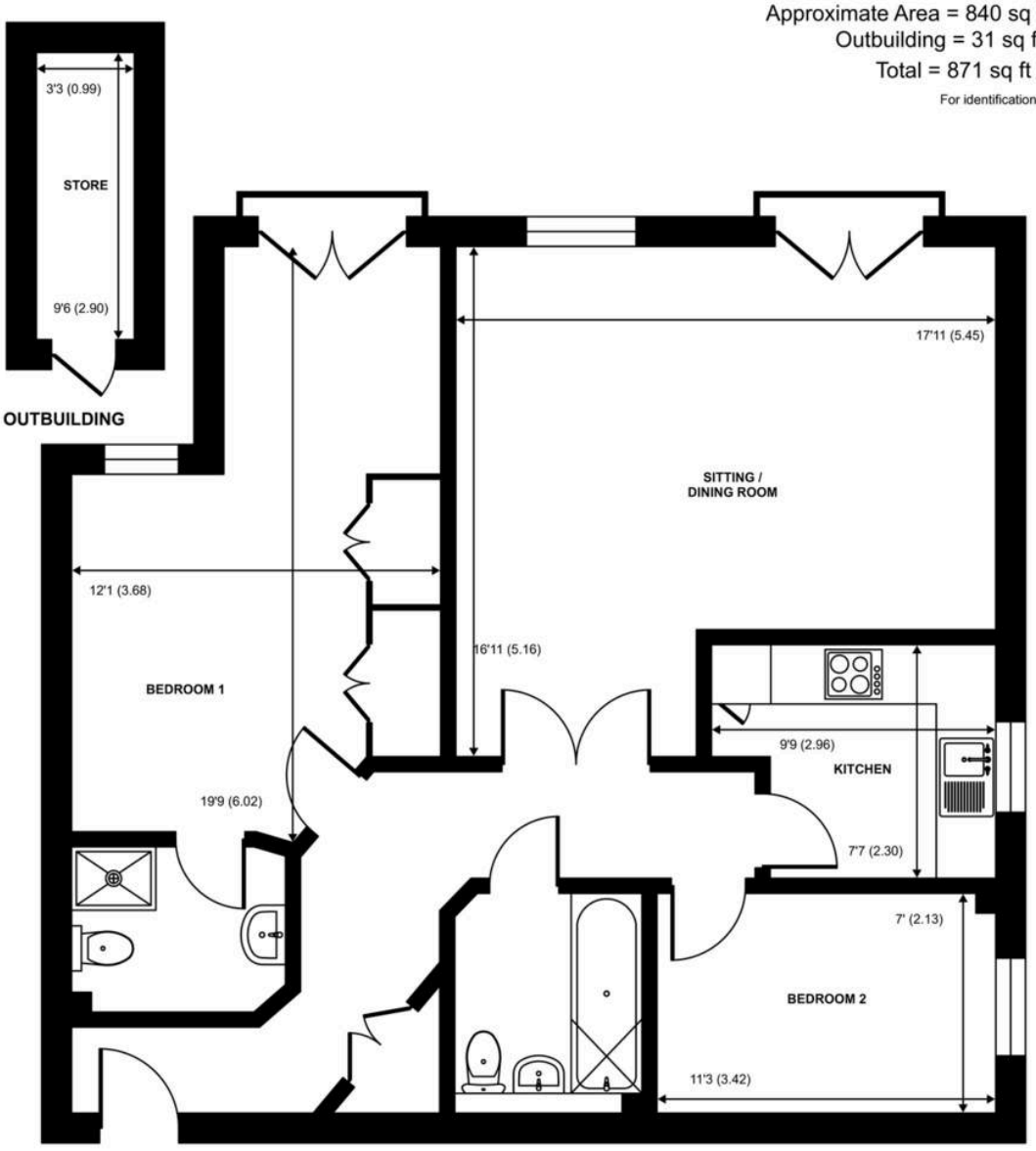






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Approximate Area = 840 sq ft / 78 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 871 sq ft / 80.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1542852

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Reference: CGD260411

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