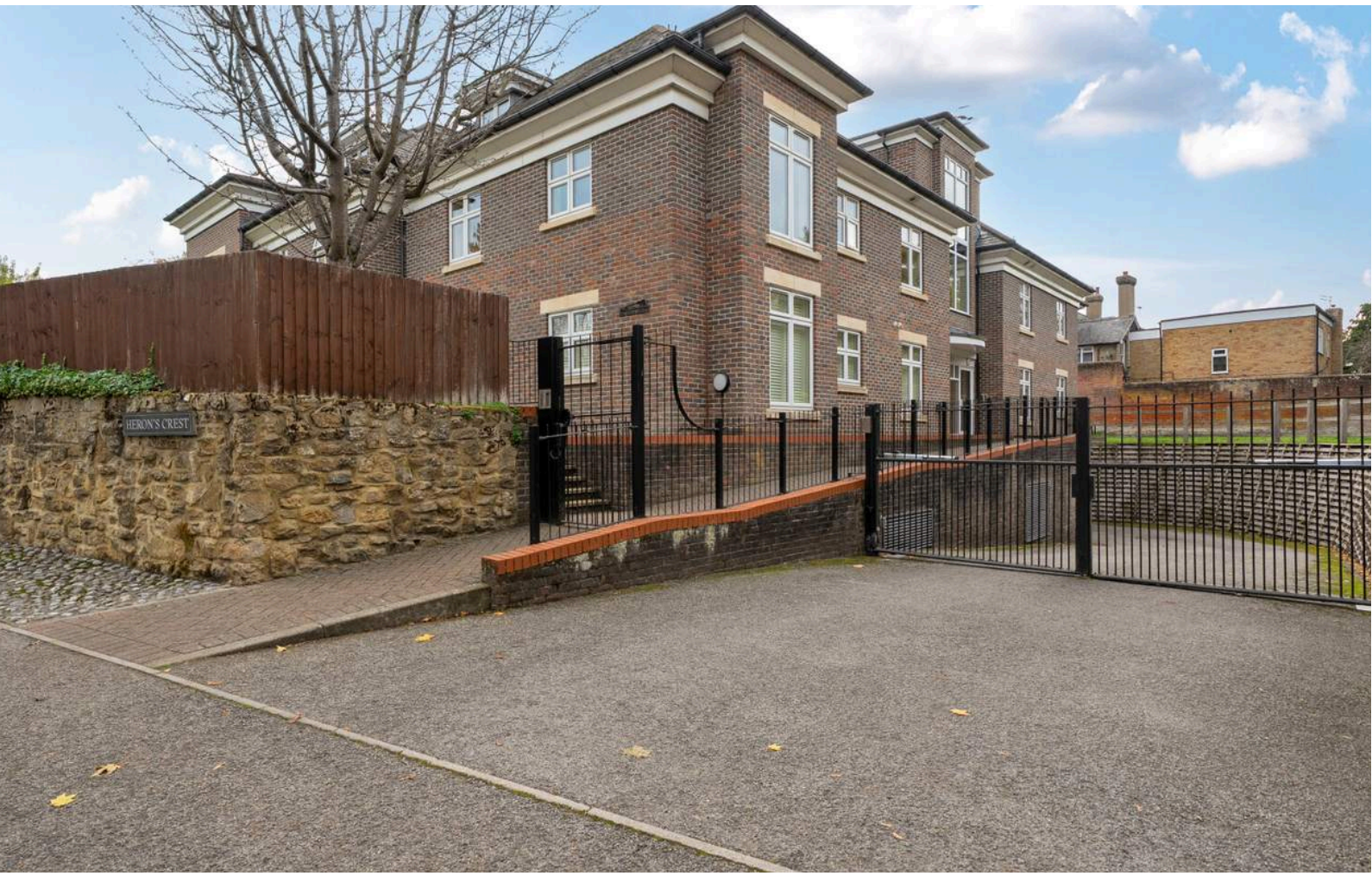
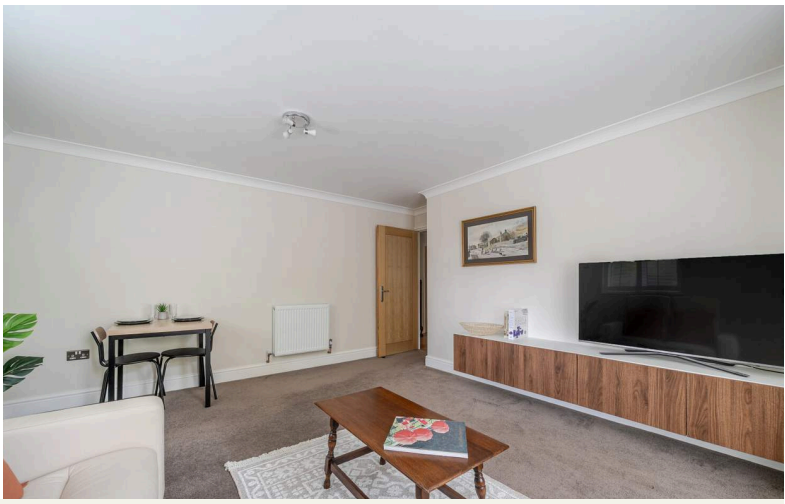
CURCHODS







Flat 1, Herons Crest Cross Lanes

Guildford, Surrey, GU1 2EE

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price £350,000

Leasehold



A beautifully presented two-bedroom ground floor apartment, set within an exclusive gated development in a prime Guildford location.

The property offers a spacious reception room, contemporary fitted kitchen with integrated appliances, two generous bedrooms, including a principal bedroom with en-suite, and a separate family bathroom.

Further benefits include secure underground parking, attractive communal gardens and a gated entrance with telephone entry system.

An excellent opportunity to enjoy stylish, low-maintenance living in a highly desirable Guildford location.





Key Features

- Ground Floor Apartment
- Two Spacious Bedrooms
- Modern Kitchen
- En-Suite Master Bedroom
- Off-Street Parking
- Secure Gated Development
- Elegant Reception Room
- Contemporary Bathrooms

Additional Information

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

Council Tax Band C

Charges (if applicable):
Current service charge of £3000 pa, next review date 06.04.2027
Currebt ground rent of £400 pa , next review date 06.04.2036

Location

Situated in the vibrant town of Guildford, Herons Crest enjoys a prime location that combines convenience with a touch of tranquillity. Guildford is renowned for its historic charm, offering a delightful mix of cobbled streets, boutique shops, and a rich cultural scene. Residents can enjoy the best of both worlds, with easy access to the bustling town centre and the peaceful Surrey countryside.

Transport links are excellent, with Guildford station providing regular services to London and beyond, making it an ideal location for commuters. The town is also well-served by a network of roads, ensuring easy access to surrounding areas and major motorways.

For families, Guildford offers a range of highly regarded schools, catering to all ages and educational needs. The town is home to numerous parks and green spaces, providing ample opportunities for outdoor activities and leisurely strolls. With its vibrant community and excellent amenities, Guildford is a sought-after destination for those seeking a balanced lifestyle.



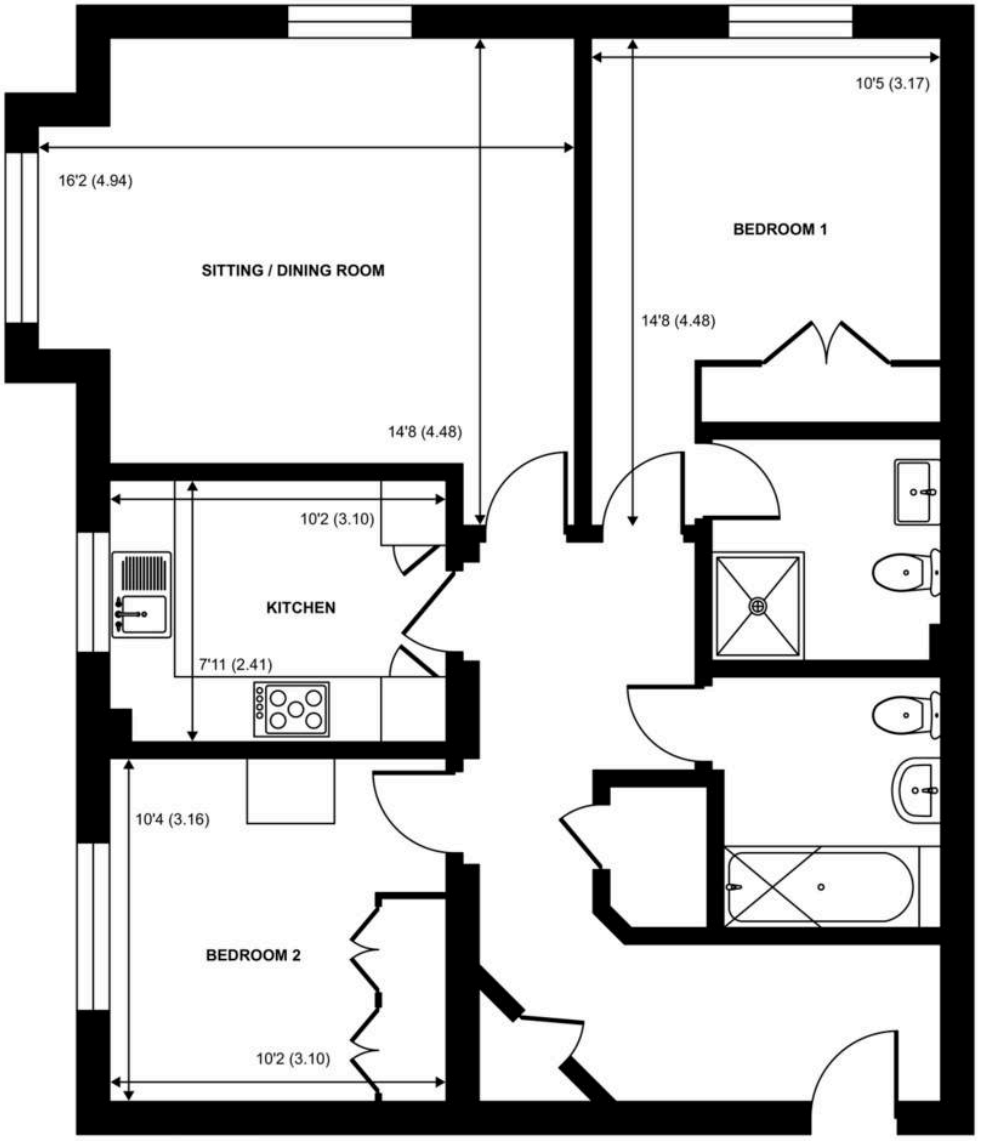




CURCHODS

Approximate Area = 821 sq ft / 76.2 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 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1542286

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Reference: CGD260421

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