



Seymours



5 Carroll Place
Guildford, Surrey, GU2 7AS

£499,950 Guide Price

Arrange a viewing: 01483 576833

Property details

-  2 bedrooms
-  2 baths
-  EPC Rating B
-  866 sq. ft

- Ground floor apartment
- Two double bedrooms
- Private patio
- Allocated parking space
- Finished to a high standard
- Superb location
- Within easy reach of Guildford town centre
- Excellent transport links



This beautifully appointed ground floor apartment offers an exceptional standard of modern living in a superb location within close proximity to Guildford's main line train station and the bustling High Street. Set in an area renowned for its highly sought-after schools, this property also represents a compelling rental opportunity, currently achieving £2,400 per calendar month.

Formerly an ex-show home, this apartment showcases premium fixtures and fittings throughout, exuding quality and style in every detail. Designed with both comfort and elegance in mind, the property features two generously sized double bedrooms, including a principal bedroom with an en-suite bath room, complemented by a separate shower room finished to a high specification.

The bright and airy double aspect sitting room, flooded with natural light from multiple windows, enjoys direct access to a private patio garden, creating a seamless transition between indoor and outdoor living. To the rear of the lounge, a dedicated office area provides a convenient and functional workspace, ideal for professionals working from home.

The contemporary kitchen is fully fitted with high-end appliances, catering perfectly to both everyday living and entertaining guests. The outstanding quality of the finish continues throughout the apartment, with underfloor heating, Duravit bathroom suites, and integrated wiring for TVs and satellite systems, plus an alarm system, all demonstrating meticulous attention to detail.

Externally, the property benefits from an allocated parking space for one car, further enhancing the practicality of this impressive home. This residence combines modern luxury, a thoughtful layout, and superior craftsmanship, all set within a highly desirable location ideal for professionals and commuters alike.

Length of lease: 114 years remaining
Service charge: £2,605.54 PA (approximately)
Ground rent: £660.00 PA (approximately)

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline.



Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk