



Seymours



3, The Ridge House, Clandon Road
Guildford, Surrey, GU1 2DR

£280,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating C
-  458 sq. ft
-  London Road (Guildford) 0.1 miles
-  No onward chain
-  First floor apartment within an attractive period conversion
-  One allocated parking space
-  Located in the heart of Guildford
-  Excellent transport links
-  Prime location close to Guildford town centre and London Road station

Offered to the market with no onward chain, this beautifully presented one bedroom first floor apartment forms part of an attractive period conversion, combining bright and spacious accommodation with far reaching views and one allocated parking space.

The entrance hall provides access to all rooms and includes useful built-in storage. The particularly generous open-plan sitting and dining room is a superb feature, with high ceilings and an impressive bay window incorporating multiple sash-style windows that allow plenty of natural light and frame views across Guildford.

The kitchen is positioned just off the main living space and is fitted with a range of wall and base units, work surfaces and space for appliances. Its open arrangement creates a sociable connection with the sitting and dining areas.

The double bedroom is also bright and well proportioned, benefiting from two windows, extensive built-in wardrobes and further views. The bathroom is fitted with a bath and shower over, wash basin and WC.

Outside, the property is surrounded by established communal grounds and benefits from one allocated parking space. Clandon Road is ideally positioned within easy reach of Guildford's historic cobbled High Street, London Road station and a wide variety of shops, restaurants, cafés and leisure facilities. Guildford's mainline station provides regular services to London Waterloo, while the A3 offers convenient road connections to London, the M25 and the wider motorway network.

Length of lease: 125 years from 29 September 1987
Service charge: £2,017.00 PA

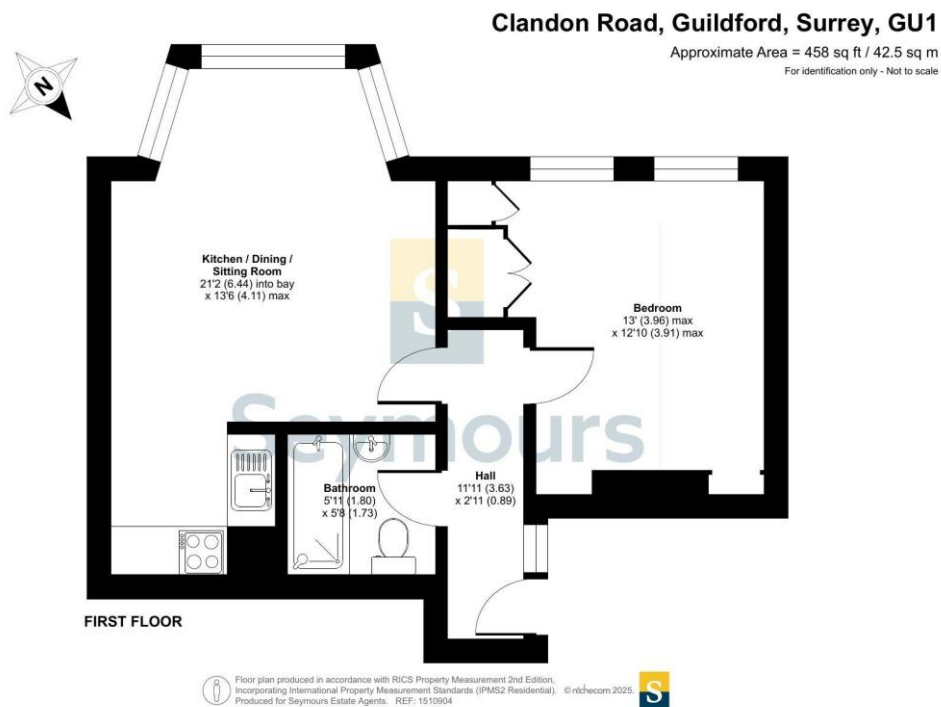
Transport Links

London Road (Guildford) 0.1 miles
Guildford 0.8 miles

Council tax band: Tax band B

Local authority: Guildford Borough Council

Tenure: Share of Freehold



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