



**OVER 1700 SQ. FT. OF ACCOMMODATION MOMENTS FROM GUILDFORD HIGH STREET**

APARTMENT 203, THE RESIDENCE  
ALEXANDRA TERRACE GUI 3DA

Leasehold



## MODERN APARTMENT IN CENTRAL GUILDFORD

### APARTMENT 203, THE RESIDENCE ALEXANDRA TERRACE GU1 3DA

#### Leasehold

Over 1700sqft of accommodation ♦ Secure underground car parking ♦ Moments from Guildford High Street ♦ Only private residence on second floor ♦ Annual ground rent £500 ♦ Annual service charge £3,533 ♦ 118 years remaining on lease

#### Situation

The Residence is located in the heart of Guildford town centre and within close proximity to London Road train station.

Guildford 0 miles, Central London 29.4 miles, London Road Station, Guildford 0.3 miles (from 53 minutes to London Waterloo), Guildford 0.7 miles (from 33 minutes to London Waterloo), A3 (Guildford) 1 mile, M25 7.4 miles, Heathrow 21.9 miles, Gatwick 25.1 miles. (All distances and times are approximate).

#### Description

On the market for the first time since it was purchased new in 2012, is this impressive modern, two bedroom second floor apartment in a lift serviced building, impeccably presented and located in a prime location within moments of Guildford High Street. The well-proportioned accommodation flows from a generous reception hall and comprises a fabulous drawing/ dining room measuring 25'5 x 23'9 with a dual aspect and access via double doors to the modern and comprehensively fitted 18'3 kitchen/ breakfast room. There are two spacious double bedrooms, the master with a well-appointed en-suite shower room and dressing room, while the second bedroom includes fitted wardrobes and makes use of the large family bathroom. On the ground floor of the building there is a Spa and Gym. Secure allocated basement parking is to the rear of the building and has direct lift access to the second floor. An internal viewing is highly recommended.

#### Tenure:

Leasehold

#### Local Authority:

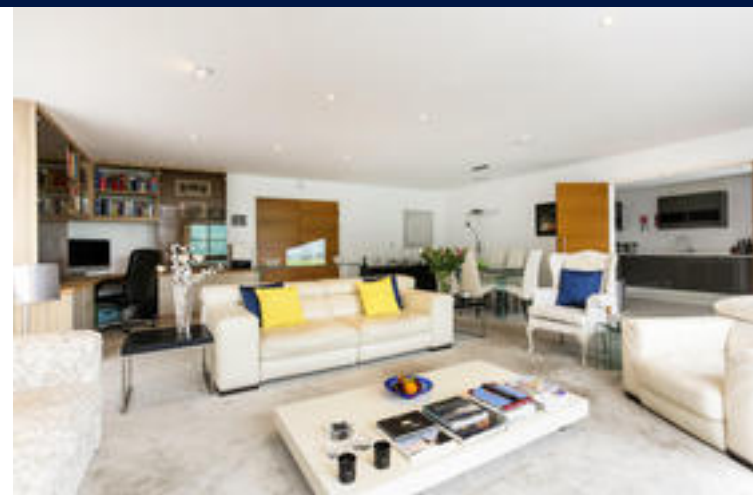
Guildford Borough Council

#### Viewing:

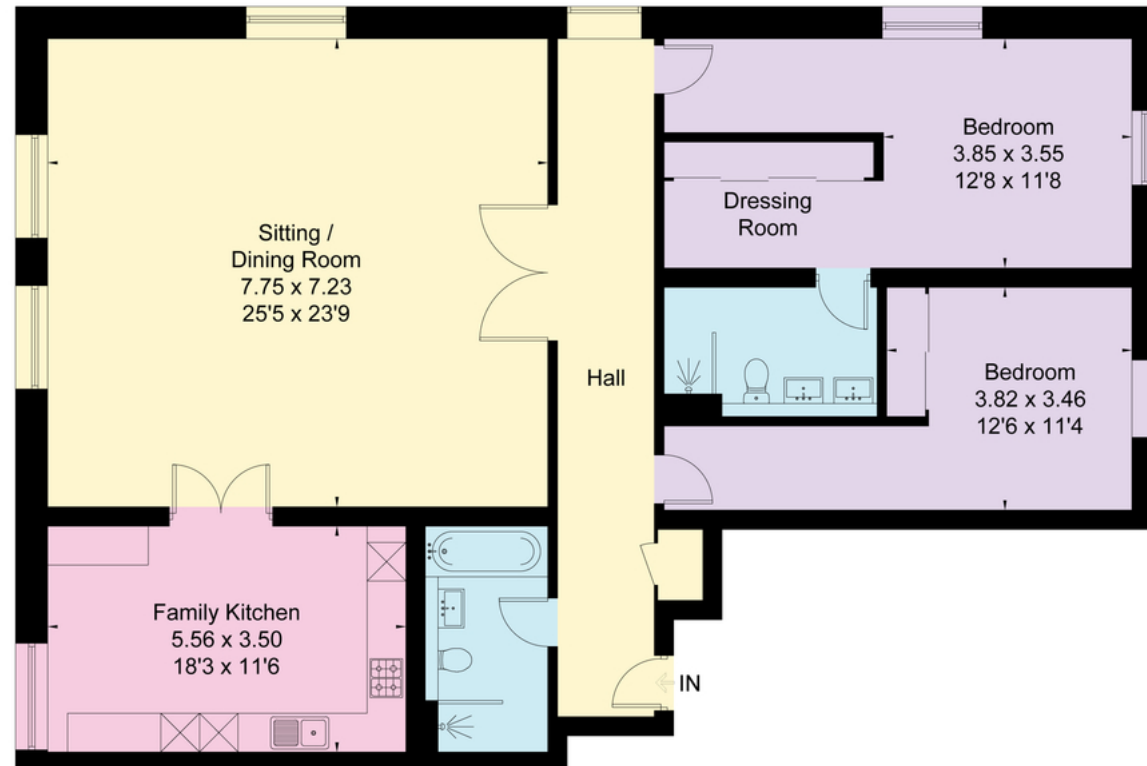
Strictly by appointment with Savills







Approximate Area = 161.1 sq m / 1734 sq ft  
Including Limited Use Area (3.0 sq m / 32 sq ft)  
For identification only. Not to scale.  
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## Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 234453

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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