



A smart two bedroom apartment

Flat 7, Sandfield Court, The Bars, Guildford, Surrey, GU1 4LX

Leasehold



Purpose built apartment

- Central location •
- Gated off street parking •
- Lift access • No onward chain

Local information

Frequent Train service to London Waterloo, with journey times from about 35 minutes. The A3 provides a direct route to London and the south coast.

About this property

This smart, two bedroom second floor apartment in a lift serviced building is impeccably presented and located on a desirable residential road within moments of Guildford High Street. The well-proportioned sitting room is neutrally presented with dual aspect windows providing plenty of natural light, adjacent and accessed separately is a smart kitchen. The property also consists of two spacious bedrooms, one with en-suite shower room. Externally there is secure, gated, off street parking. The property is offered to the market with no onward chain.

Agents Note: We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

Tenure

Leasehold

Local Authority

Guildford

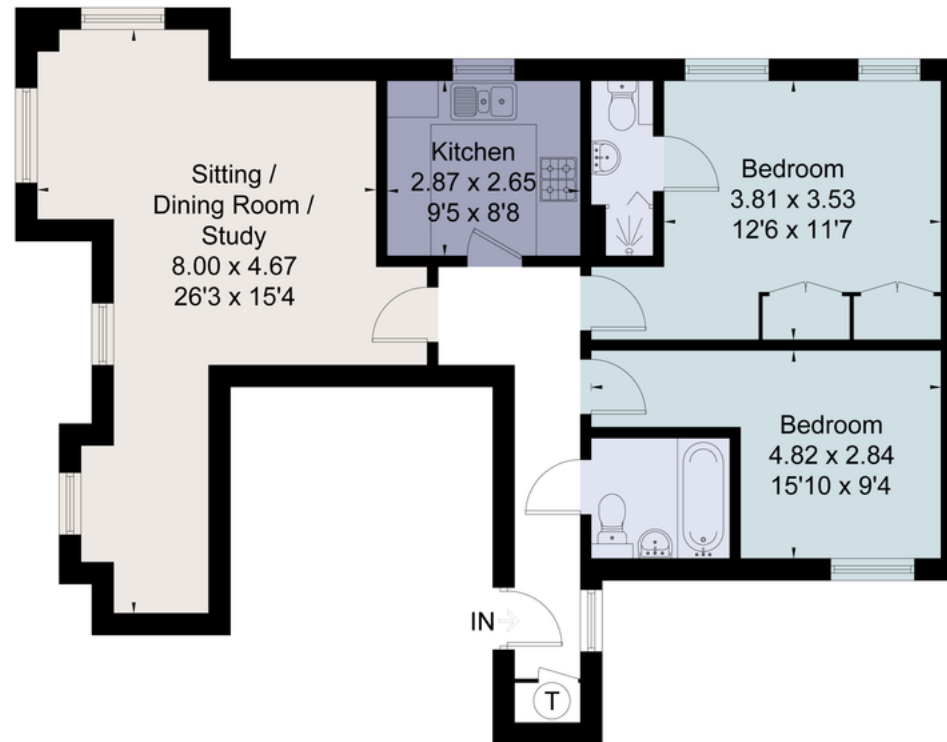
Flat 7, Sandfield Court, The Bars, Guildford, Surrey, GU1 4LX



savills.co.uk

Savills Guildford
01483 796 800
guildford@savills.com

Approximate Area = 70.6 sq m / 760 sq ft
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 237376

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028090 Job ID: 134402 User Initials: GGP

