



## 4 FALCON HOUSE

FALCON ROAD, GUILDFORD, SURREY, GU1 4JD

A great investment property or first time buy. This one-bedroom apartment set in an exclusive development consisting of five stunning apartments, situated within easy reach of Guildford's historic cobbled High Street and yards from the London Road train station.

- Open plan kitchen / dining / living space
- A well fitted kitchen with a range of appliances
- One double bedroom, luxury bathroom
- Share of Freehold
- Enclosed bicycle store
- Current AST £1,000 pcm which is a 4.2% Gross Yield

London Road Station (0.3 miles), Guildford Mainline Station (0.7 miles),  
Waitrose (0.3 miles), Stoke Park (0.6 miles), Central London (32 miles)

## THE PROPERTY

Positioned at the end of a quiet residential road Falcon House has been cleverly designed as an exclusive development consisting of five individual apartments built by reputable local developers BB Properties. This stunning development has been finished to a superb standard with a high specification and is perfectly located for access to both London Road and Guildford mainline station.

## LOCATION

Falcon House is located within a short walk of Guildford town centre which offers excellent shopping, restaurants and recreational facilities with its famous cobbled high street, covered shopping precincts, and many leading stores. Despite being a bustling town, it offers a unique blend of town and country being surrounded by miles of lovely walking and riding countryside with many footpaths and bridleways close by. For the commuter by rail, Guildford mainline station has a fast service to London Waterloo whilst the A3 provides excellent road links to the M25 thus putting the south coast, Heathrow and Gatwick International airports and central London within easy reach. Recreation amenities in the area include the highly regarded Yvonne Arnaud Theatre, Odeon Cinema, Surrey Sports Park, Spectrum Leisure Complex as well as many excellent golf courses including Guildford, Clandon and Bramley to name a few.

## FURTHER INFORMATION

### SERVICES

Mains water, gas, electricity and drainage, gas central heating

### LOCAL AUTHORITY

Guildford Borough Council. Telephone: 01483 523333

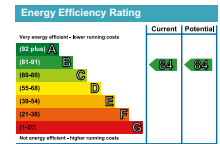
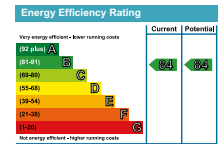
### DIRECTIONS

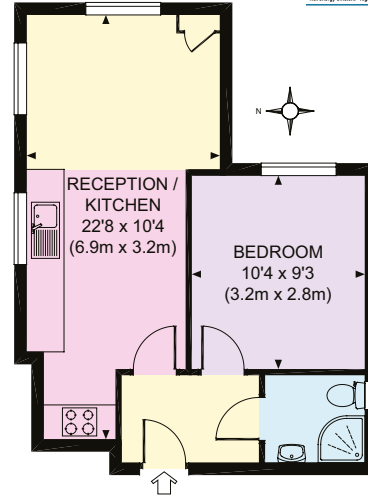
From our office located at 24 Epsom Road head towards the mini roundabout by the GLive theatre and turn right on to London Road. At the traffic lights turn left on to York Road and proceed for several hundred yards passing London Road station and you'll find Falcon Road is the fourth road on your right. Falcon House is located at the end of Falcon Road.

### DETAILS PREPARED

May 2023.

Approximate Gross Internal Area:  
355 sq ft / 33.0 sq m

Energy Efficiency Rating	
Current	Potential
	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

