

# HARVEY ROAD



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GUILDFORD, SURREY, GU1 3LU

A well presented, two bedroom ground floor apartment within easy reach of Guildford Town Centre, available in September with one allocated parking space.

Available: 18th September 2024

£1,650 Per Month (Per Calendar Month)

Flat, 2 Bedroom, 1 Bathroom, 1 Reception,  
Unfurnished

## Key Features

- Town Centre Location
- Two bedrooms
- One family bathroom
- Recently decorated
- Balcony
- Ground floor apartment
- One allocated parking space





THE PROPERTY



A well-presented ground floor apartment offering well-proportioned living space within an established small development in this popular part of town. The open plan sitting/dining room is double aspect with the benefit of doors opening onto a covered balcony. The kitchen includes but is not limited to a tall fridge/freezer, gas hob and electric oven. There are two bedrooms, both with fitted storage. The family bathroom provides a shower over the bath. The windows are double glazed and there is gas fired central heating.

Located right in the very heart of Charlottetown, one of Guildford's most highly sought after addresses and within 0.2 mile (250m) of the High Street this property is perfectly positioned to enjoy a busy, urban lifestyle with restaurants, shops, theatres and fine schools on your doorstep and both Guildford mainline station and London Road Station within 0.6 mile. Despite this incredibly convenient situation, the property is also close to protected countryside with direct access at the end of Addison Road opposite onto Pewley Down Nature Reserve and the Pilgrims Way, with miles of open countryside and Guildford's medieval Castle and grounds within the immediate vicinity.

The property benefits from one allocated parking space.

The property is available in September.

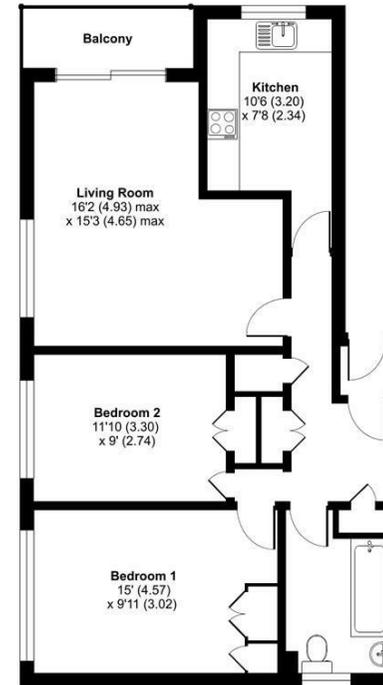
EPC rating D

Council tax band; D - Guildford Borough Council - £2,280.33 PA 2024/2025



## Harvey Road, Guildford, GU1

Approximate Area = 750 sq ft / 69.6 sq m  
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grantleys. REF: 1014776.

## Guildford

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