



Austen House, Station View, Guildford

£280,000

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This one year old top floor apartment with balcony is situated to the rear of this prestigious Taylor Wimpey lift-serviced development literally within a stone's throw of Guildford mainline station and the High Street with allocated underground parking space and with 9 years NHBC Warranty remaining. Finished to a high standard and with a fully-fitted kitchen, this smart apartment is ready to move straight into and is stamp duty exempt to first time buyers.

Access is via videophone entry to the impressive main entrance with lift/stairs to the 2nd/top floor.

The front door opens to the hall with video entryphone handset and large cupboard housing hot water tank, space for washing machine and air re-circulation system which provides fresh air throughout the apartment without the need to open windows.

The living room has a window to the side and further window and glazed door out to the balcony over-looking well-maintained communal gardens. The kitchen area comprises an extensive range of fitted units with integral appliances comprising oven, hob, dishwasher and fridge/freezer.

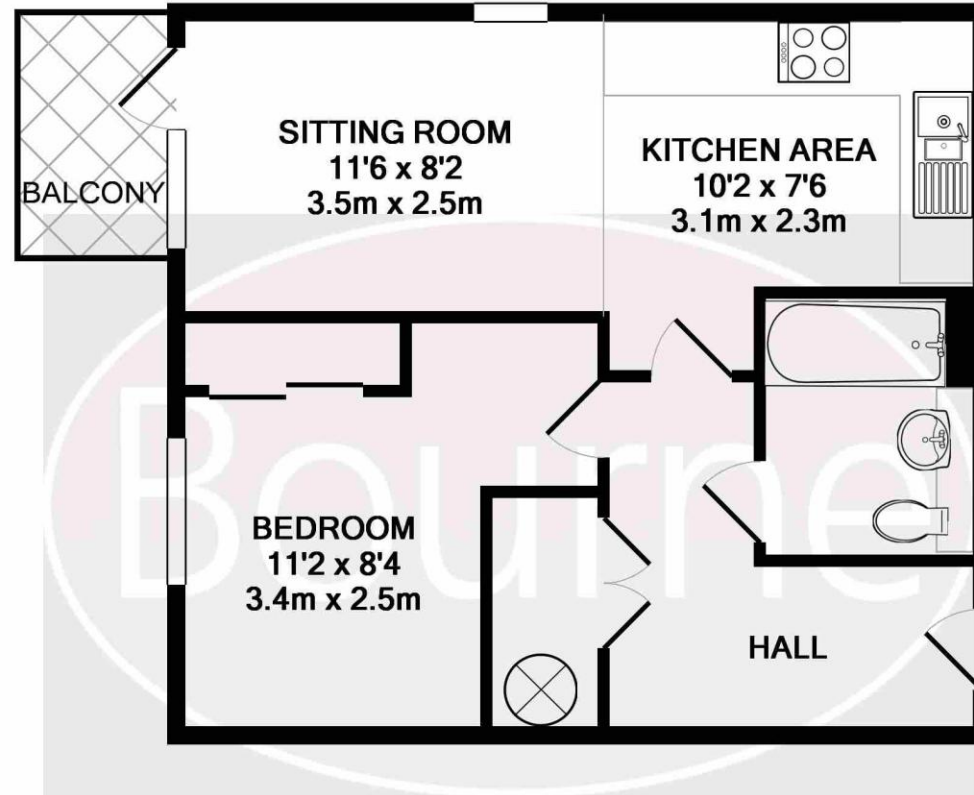
The double bedroom has a window to the side and double fitted wardrobe. Also off the hall is the spacious bathroom with white suite comprising bath with wall-mounted shower above, wc and wash hand basin.

The apartment comes with an allocated underground parking space and secure bike store as well as access to the very well-maintained communal gardens for resident's use.

- 1 Year Old Apartment
- Double Bedroom
- Large Bathroom
- Living Room with Balcony
- Fully Fitted Kitchen Area
- Underground Parking
- 9 Years NHBC Remaining
- Lift-Serviced
- Town Centre Location
- Adjacent to Mainline Station



Floor Plan



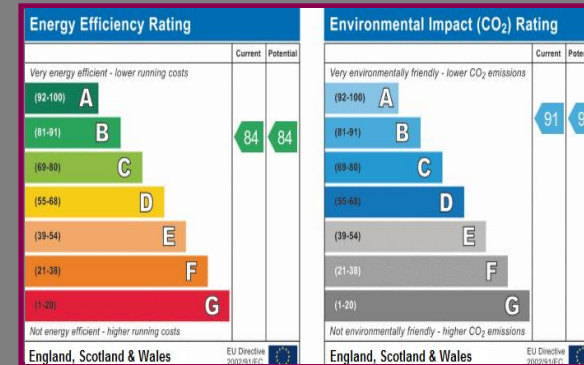
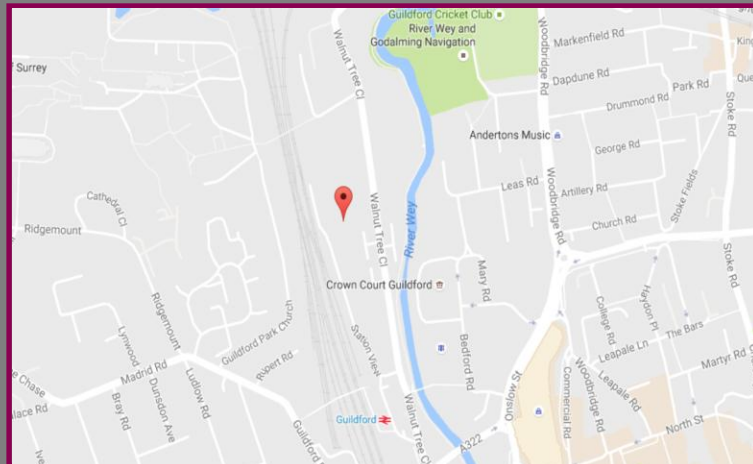
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Station View is a brand new development literally situated at the end of Guildford mainline station car park and within a few hundred yards of the town centre offering a huge range of shops, restaurants and entertainment facilities. The A3 is within a ¼ mile offering easy access via road to the M25, London and the south coast.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.