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Station View, Guildford, GU1

Guide Price £450,000

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- Penthouse
- Two Bedrooms
- Two Bathrooms
- Large Roof Terrace with Amazing Views
- Kitchen with AEG Appliances and Arena Stone Worktops
- Underground Gated Secure Parking
- Engineered Wood Flooring
- EPC Rating: B
- Lightwaver Smart Lighting and Sockets plus Tado Smart Thermostat
- Moments from Guildford Train Station and High Street



Exceptional Two-Bedroom Penthouse with Roof Terrace – Central Guildford

Built in 2017, this superb two-bedroom penthouse is ideally located just 0.3 miles from Guildford's mainline station and a short walk from the historic High Street. Finished to a high standard, the apartment features engineered wood flooring, a bright open-plan kitchen/living space with AEG appliances, Lightwaver smart lighting, smart thermostat, and access to a large private roof terrace with panoramic town views—ideal for outdoor dining and entertaining. The master bedroom includes fitted wardrobes and a sleek en-suite, with a second double bedroom and stylish family bathroom completing the layout. Further benefits include secure gated underground parking, a video entry system, and EPC rating B.

This is modern town-centre living at its finest.





Austen House, Guildford, GU1
Approximate Gross Internal Area = 68.6 sq m / 717 sq ft

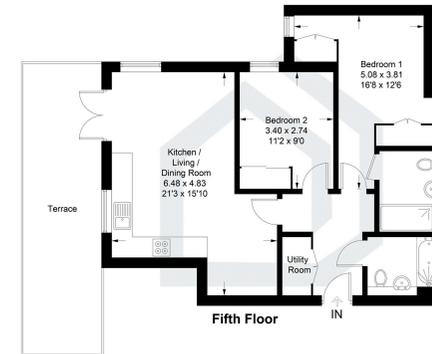


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co © (01214173)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	