

Station View, Guildford, GU1

Offers Over £400,000

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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.

- 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
- Lightwaver Smart Lighting and Sockets plus Tado Smart Thermostat
- EPC Rating: B
- Moments from Guildford Train Station and High Street

Austen House, Guildford, GU1

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

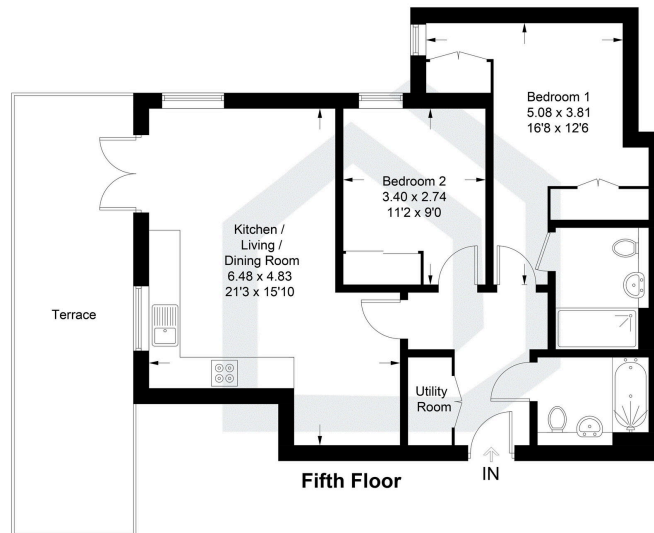


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