

**1 ONE
WARD STREET**

GUILDFORD

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Guildford, Surrey, GU1 4LH

Renowned for their exacting standards and extremely high quality build, Berwick Hill Properties are proud to present One Ward Street: a bespoke development of just nine crafted one and two bedroom apartments, situated in the heart of Surrey's county town of Guildford.



GUILDFORD LIFE

Guildford is a bustling market town, offering an abundance of facilities marrying with all tastes. One Ward Street is situated in the heart of the action, the perfect location for those who want the very best of town living. Just a moment's stroll from Guildford's historic High Street, offering an array of boutique shops sitting alongside established High Street retailers.

In addition to the shopping, One Ward Street provides fantastic access to numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

With London Waterloo only 35 minutes by train it is easy to understand why the town is so popular with commuters and families alike.

The opportunities are plentiful for exploring this special area....all within a stone's throw of One Ward Street.



SPECIFICATION

Interior finishes

- Engineered oak flooring to living areas and hallways
- Quality fitted wool mix carpets to bedrooms
- High quality timber sash windows
- Light oak veneer doors with satin steel door furniture throughout
- Built-in wardrobes to each apartment
- Storage cupboards to each apartment

Bathrooms & Shower rooms

- Luxury bathrooms and shower rooms designed by Waterspace featuring Abacus sanitaryware and chromeware
- Multi-function shower kits
- Italian porcelain tiles to wall and floor
- Storage to include mirrored recessed bathroom cabinet, wall mounted vanity unit and recessed shelving
- Polished chrome towel rails
- Shaver sockets

Kitchens

- Professionally designed contemporary matte handleless kitchens
- Quartz worksurfaces and splashbacks
- Soft close doors and drawers
- Integrated Neff & Zanussi appliances throughout, including dishwasher and Washer/Dryer
- Under-mounted Franke composite sink with mixer tap
- LED under cabinet lighting

Internal communal areas

- Fully carpeted stairs and landing areas
- Brushed stainless steel balustrades
- Light oak veneer doors with satin steel door furniture
- Lockable post boxes
- Motion activated lighting

Heating, Electrical & Lighting

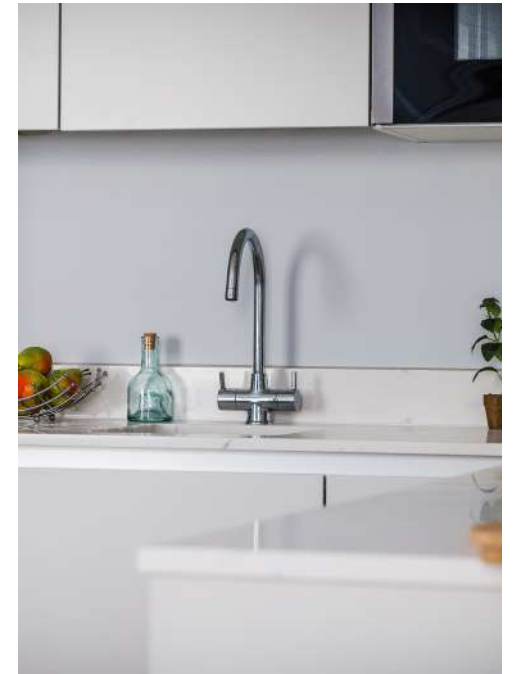
- Recessed low energy LED downlights throughout
- Brushed chrome light switches and sockets
- Gas-fired Ideal combination boiler to zoned radiators
- Mains supply smoke and heat detectors
- Wired for Sky Q with TV points in living and bedroom areas
- Video intercom entry
- Nest wireless thermostats

Additional information

- Leasehold—new 125 year lease
- 10 Year Advantage Guarantee on completion
- Secured bin and cycle store
- Help to Buy available

NB: Photography is of Plot 3 for illustration purposes only, larger apartments are available.





FLOORPLANS—FIRST FLOOR

1 ONE WARD STREET



FIRST FLOOR:

APARTMENT 1 (646 sqft):

Kitchen/Living/Dining: 23.9ft x 14.5ft

Bedroom: 13.2ft x 10.4ft

APARTMENT 2 (770 sqft):

Kitchen/Living/Dining: 24.5ft x 12.9ft

Bedroom 1: 11.3ft x 9.6ft

Bedroom 2: 8.8ft x 8.7ft

APARTMENT 3 (499 sqft):

Kitchen/Living/Dining: 16.8ft x 14.7ft

Bedroom: 12ft x 9.7ft

FLOORPLANS—SECOND FLOOR

1 ONE WARD STREET



SECOND FLOOR:

APARTMENT 4 (546 sqft):

Kitchen/Living/Dining: 23.7ft x 14.3ft

Bedroom: 11.9ft x 8.6ft

APARTMENT 5 (805 sqft):

Kitchen/Living/Dining: 23.2ft x 13.3ft

Bedroom 1: 11.6ft x 9.8ft

Bedroom 2: 11.3ft x 8.7ft

APARTMENT 6 (566 sqft):

Kitchen/Living/Dining: 24.8ft x 18ft

Bedroom: 10.3ft x 9.9ft

All floor areas and plans approximate and indicative.

FLOORPLANS—THIRD FLOOR

1 ONE WARD STREET



THIRD FLOOR:

APARTMENT 7 (420 sqft):

Kitchen/Living/Dining: 16.4ft x 12ft

Bedroom: 11.4ft x 11.2ft

APARTMENT 8 (538 sqft):

Kitchen/Living/Dining: 21.3ft x 13.9ft

Bedroom: 11.3ft x 10.6ft

APARTMENT 9 (563 sqft):

Kitchen/Living/Dining: 24.9ft x 11.9ft

Bedroom: 11.3ft x 11.1ft





AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.



Advantage



LOCATION

POSTCODE: GU1 4LH

TOWNS & CITIES

Godalming: 4.6 miles • Farnham: 10.6 miles • Woking: 5.4 miles • Central London: 32 miles

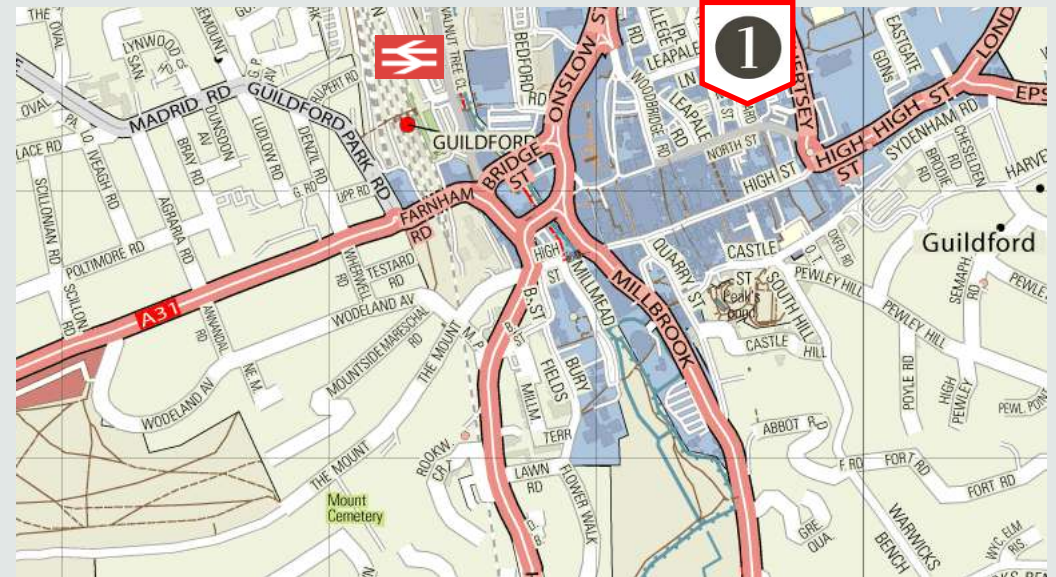
ROAD & TRANSPORT LINKS

A3: 0.9 miles • M25 (J10): 8.4 miles • London Gatwick: 25 miles • Heathrow: 22 miles

RAILWAY STATIONS :

Guildford mainline (0.5 miles) : London Waterloo: approx. 35 minutes

London Road, Guildford (0.5 miles) : London Waterloo: 56 minutes



CONTACT SELLING AGENTS

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