



Apt 9 - Walnut Tree Close, Walnut Tree Close, Guildford, Surrey, GU1 4SF

APARTMENT 9 - THE METRO, WALNUT TREE CLOSE, GUILDFORD, SURREY, GU1 4SF

PENTHOUSE APARTMENT

OPEN-PLAN KITCHEN

MODERN BATHROOM

UNDERFLOOR HEATING

VIEWS OVER THE TOWN
CENTRE

SPACIOUS RECEPTION ROOM

LARGE DOUBLE BEDROOM

UTILITY CUPBOARD

TWO BALCONIES

EPC: D



**A contemporary one-bedroom
penthouse apartment enjoying
two balconies; conveniently
situated in the heart of the town
centre, close to the High Street
and moments from Guildford's
mainline station and River Wey.**

THE PROPERTY

This modern top-floor apartment is centrally located in a purpose-built development that is ideal for commuters as the mainline railway station is just moments away. Furthermore, the High Street with plenty of shops, cafe's, bars and restaurants are just a short distance away, so very accessible for all the town has to offer.

Accommodation: the development is accessed via a secure communal entrance with the benefit of a lift or stairs to all floors; entrance hallway; open-plan living/dining room with laminate wood flooring and two balconies enjoying both south and east-facing vistas; kitchen area fitted with a range of white gloss units with integrated appliances to include an electric oven, hob, extractor fan and slimline dishwasher; utility cupboard to accommodate a washing machine; well-proportioned double bedroom (capable of accommodating a king size bed) with a fitted wardrobe; modern bathroom comprising bath with shower above, basin, W.C and tiled splash back areas.

Lease: Approx. 111 years remaining (126 years from 01/01/2006)

Ground Rent: £200 per annum

Service/Maintenance Charges: Approx. £1,460 per annum



THE GROUNDS

The apartment benefits from two balconies, which are laid to timber decking. The larger of the two is east-facing and the other south-facing; both enjoying a vista over the town centre.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

GUILDFORD HIGH STREET | 0.4 miles

GUILDFORD MAINLINE STATION | 250 yards

LONDON WATERLOO | approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 23 miles

GATWICK AIRPORT | 25 miles

Walnut Tree Close, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT 53.2 SQ METRES

LOCAL AUTHORITY

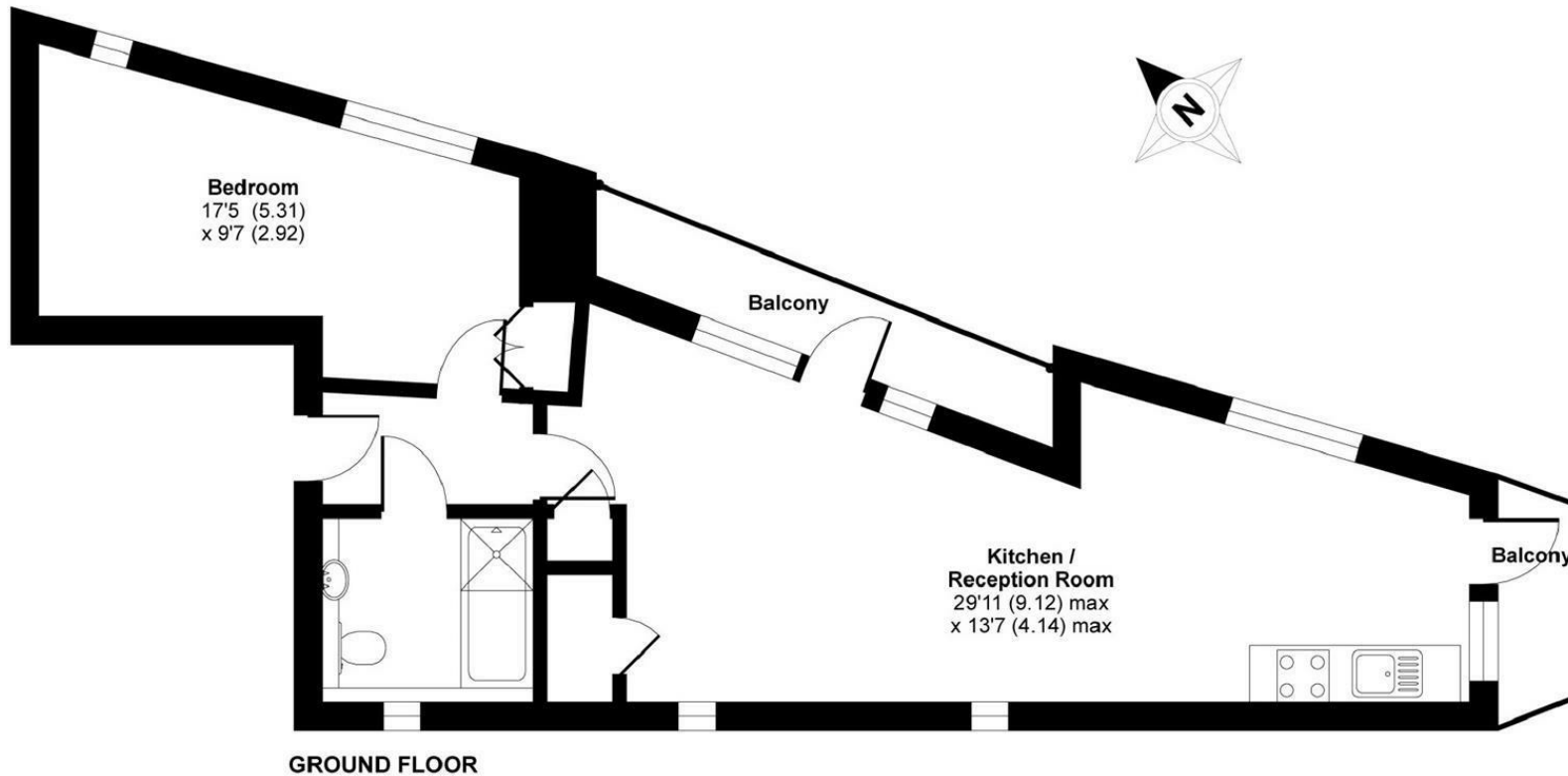
Guildford Borough Council

COUNCIL TAX

Band: C


SERVICES

All mains services connected



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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DIRECTIONS

Sat Nav Ref: (POST CODE: GU1 4SF)

AGENT'S 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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