



Flat 71 - Rookwood Court, Portsmouth Road, Guildford, Surrey, GU2 4EL

CLARKE



GAMMON

**FLAT 71 - ROOKWOOD COURT, PORTSMOUTH ROAD, GUILDFORD, SURREY, GU2 4EL**

MODERN APARTMENT  
BATHROOM & SHOWER ROOM  
PRIVATE COVERED BALCONY  
GARAGE WITH PART-MEZZANINE  
NEARBY GUILDFORD MAINLINE STATION

THREE BEDROOMS  
BRIGHT LIVING/DINING ROOM  
PRIVATE DEVELOPMENT  
CLOSE TO GUILDFORD'S HIGH STREET  
EPC: C



**A recently updated three-bedroom, two-bathroom flat with a garage and private balcony allowing view across town; conveniently situated in a private development just half a mile from Guildford's High Street and mainline railway station.**

**THE PROPERTY**

A beautifully presented flat having been carefully updated in recent months with the benefit of a garage and elevated position within Rookwood Court offers attractive views from its covered balcony. Situated in a private purpose-built development in a sought-after area of town and most convenient for access to Guildford's High Street, mainline station and the River Wey. Accommodation comprises: entrance hallway with cloak/storage cupboards; living/dining room with door opening to a private balcony providing elevated views and allowing in plenty of light; kitchen room fitted with a modern range of white gloss units and laminate worktops, integrated appliances to include an oven, gas hob and extractor fan above and vinyl flooring; bedroom one has a walk-in wardrobe and en-suite shower room comprising basin, W.C, part-tiled walls and vinyl flooring; bedroom two, another double room with sliding doors to the balcony; bedroom three/office with fitted wardrobe; bathroom fitted with a white suite comprising bath with shower above, basin with vanity unit under, W.C., fully tiled walls and vinyl flooring; shower room comprising with basin with vanity unit under, W.C., heated towel rail, fully tiled walls and vinyl flooring.

Lease: Approx. 963 years remaining

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £1,600 annually (£800 payable half yearly)



## THE GROUNDS

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from a garage with a part-mezzanine area, which is located in a nearby block. Non-allocated residents parking available.

## 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. 35 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 Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.5 miles

GUILDFORD MAINLINE STATION | 0.5 miles

LONDON WATERLOO | approx. 37 minutes by train (from Guildford mainline station)

GODALMING | 4 miles

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles

# Off Portsmouth Road, Guildford, GU2

Approximate Area = 1033 sq ft / 96 sq m (includes garage)

For identification only - Not to scale

## LOCAL AUTHORITY

Guildford Borough Council


## COUNCIL TAX

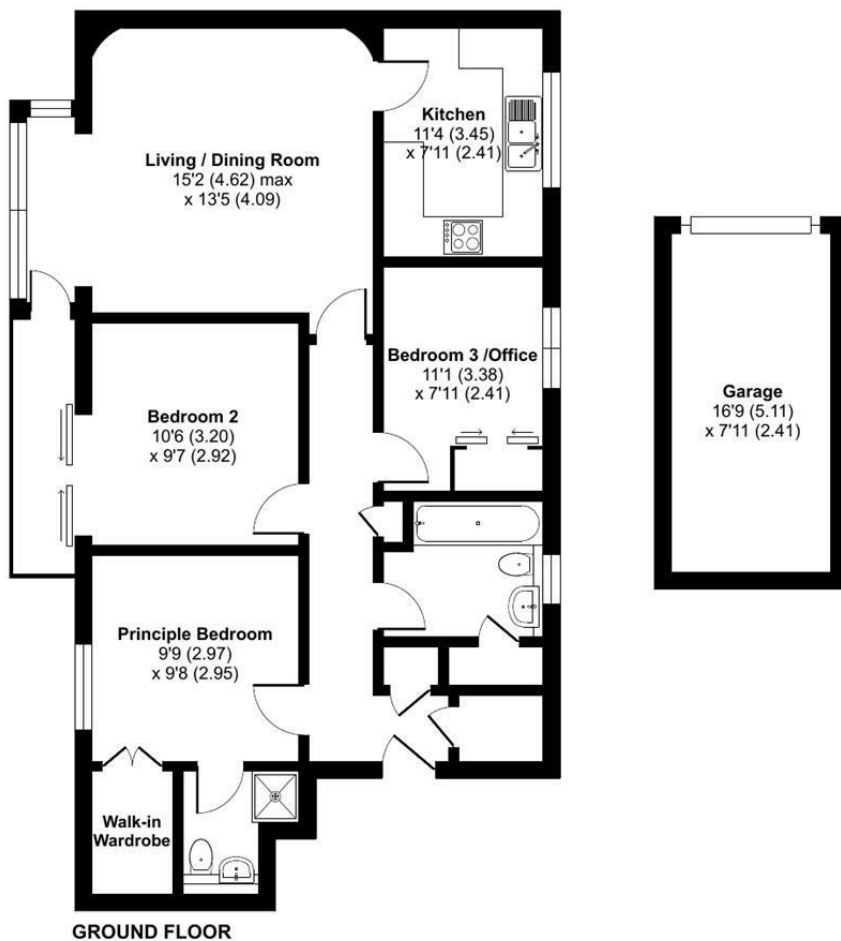
Band: E

## SERVICES


All mains services connected

28th September 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 901842

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU2 4EL)

## 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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LIPHOOK OFFICE  
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