



**Flat 12 - Rookwood Court, Guildford, Surrey, GU2 4EJ**





**FLAT 12 - ROOKWOOD COURT,  
OFF PORTSMOUTH ROAD,  
GUILDFORD, SURREY, GU2 4EJ**

SPACIOUS GROUND FLOOR FLAT	THREE DOUBLE BEDROOMS
BATH & SHOWER ROOM	LARGE RECEPTION ROOM
PAVED OUTDOOR TERRACE	PRIVATE DEVELOPMENT
GARAGE	NEARBY GUILDFORD MAINLINE STATION
CLOSE TO GUILDFORD'S HIGH STREET	EPC: C



**A must see three-bedroom, two-bathroom ground floor flat with spacious accommodation, garage and outdoor terrace; conveniently situated in a sought-after private development, just half a mile from Guildford's High Street and mainline railway station.**

First time to the market in nearly 27 years, this beautifully maintained flat is one of the larger three-bedroom flats within Rookwood Court, having a lovely spacious layout that is flexible in how the rooms are used and with the benefit of a garage and outdoor terrace with views across the communal gardens. 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; kitchen fitted with a range of wood units and laminate worktops incorporating a breakfast bar, integrated appliances to include Neff oven with Neff induction hob and extractor fan above, Neff dishwasher, Indesit washer/dryer and tiled flooring; spacious reception room with sliding doors opening to private outdoor terrace/patio allowing direct access on to communal lawn; principal bedroom with views across town and communal gardens, a range of fitted wardrobes and en-suite shower room comprising basin with vanity unit under, W.C, heated towel rail, fully tiled walls and tiled flooring; bedroom two, double room (currently used as a study) with a range of fitted units; bedroom three, a double room (currently used as a dining room); bathroom comprising bath, pedestal basin, W.C., wall unit, heated towel rail, fully tiled walls and tiled flooring.

Lease: approx. 957 years remaining

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £1,800 annually (paid in 6-monthly instalments of £900)





## THE GROUNDS

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from a garage, 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 | from approx. 35 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 = 1061 sq ft / 98.6 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1210 sq ft / 112.4 sq m

For identification only - Not to scale



GROUND FLOOR

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected

18th August 2023

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>	75	79
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2023. Produced for Clarke Gammon. REF: 1019079

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF (Post Code: GU2 4EJ)

## 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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