



**Flat 21 - Rookwood Court, Off Portsmouth Road,
Guildford, Surrey, GU2 4EJ**

CLARKE  GAMMON
1919

FLAT 21 - ROOKWOOD COURT, GUILDFORD, SURREY, GU2 4EJ

COMPLETELY REFURBISHED
THROUGHOUT

MODERN RE-FITTED BATH &
SHOWER ROOMS

OUTDOOR TERRACE WITH
SUPERB VIEWS

SECURE ENTRY SYSTEM

SHARE OF FREEHOLD

TWO DOUBLE BEDROOMS

CONTEMPORARY RE-FITTED
KITCHEN

GARAGE IN A BLOCK

0.5 MILES TO HIGH STREET &
STATION

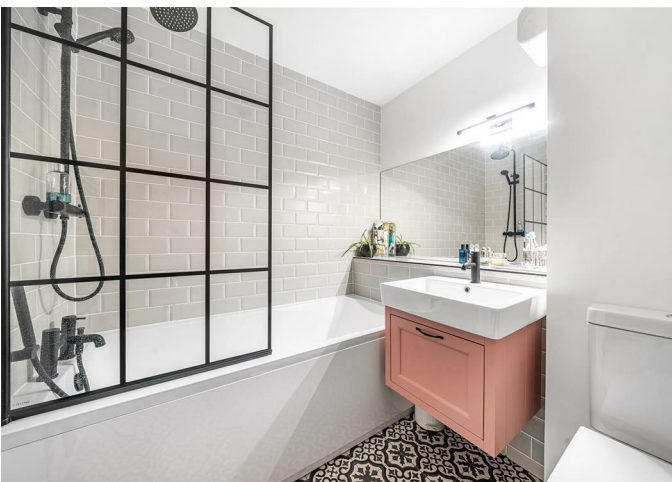
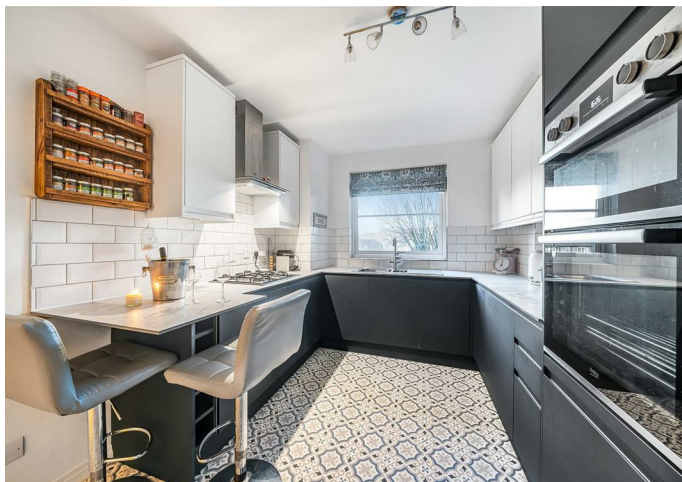
EPC: C



**A superbly appointed and accessible
ground floor apartment with garage;
conveniently situated in a popular
private development within half a
mile of Guildford's High Street and
mainline railway station.**

A spacious and beautifully presented ground floor flat (accessed without stairs) having been completely refurbished and modernised throughout by the current owner including brand new kitchen and bathrooms. It occupies a lovely position at the front of Rookwood Court, allowing attractive and elevated views across the town. The flat further benefits from a garage and its own outdoor patio/terrace, leading directly onto a communal lawned area. Conveniently situated in a private development in a sought-after area of town, within a short stroll of Guildford's High Street, mainline station and River Wey.

Accommodation comprises: entrance hallway with Karndene vinyl flooring, cloak/storage cupboard and shelved storage cupboard; living/dining room with Karndene vinyl flooring and sliding doors opening to a terrace/patio area providing superb elevated views; kitchen/breakfast room re-fitted with a contemporary range of contrasting white & marine blue units with matt grey compact laminate worktops, integrated appliances to include a double oven, gas hob with extractor chimney above, slimline dishwasher, washing machine and vinyl flooring; bedroom one with square bay window and fitted wardrobes; bedroom two, additional double room with fitted wardrobes; bathroom fitted with a modern white suite comprising bath, vanity basin unit, W.C., heated towel rail, tiled walls and floor; shower room comprising shower cubicle, corner vanity basin unit, W.C., heated towel rail, tiled walls and floor. Other noteworthy points: re-fitted doors throughout; brand new Worcester Bosch combi boiler and replacement consumer unit.



OTHER NOTES

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.

Lease: Approx. 957 years remaining

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge 2024: £1,940 per annum

Note: as required by section 21 Estate Agents Act 1979, we give notice that this property is owned by a member of Clarke Gammon staff.

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



Rookwood Court, Guildford, GU2

Approximate Area = 897 sq ft / 83.3 sq m
Garage = 140 sq ft / 13 sq m
Total = 1037 sq ft / 96.3 sq m

For identification only - Not to scale

LOCAL AUTHORITY

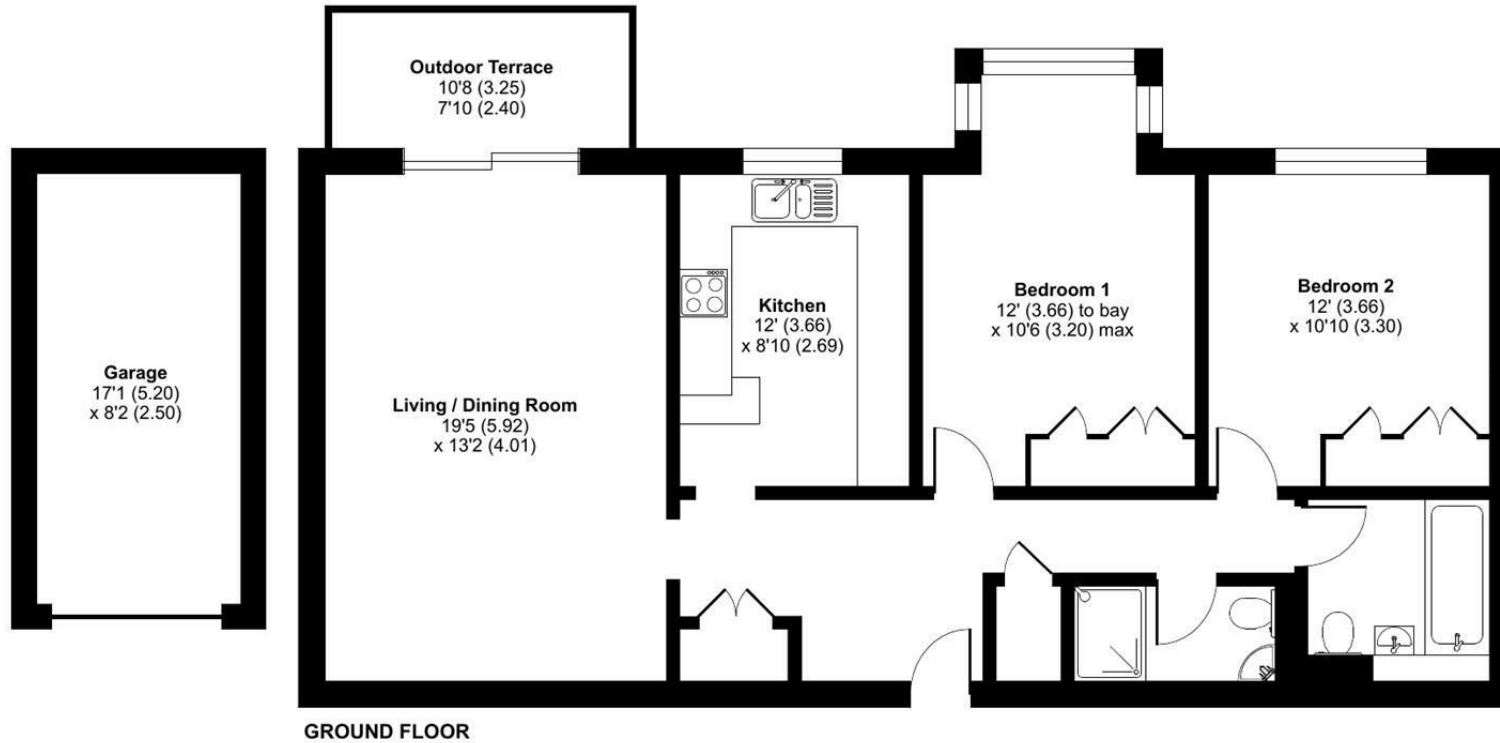
Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected



6th February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1078460

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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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