



**Flat 17 - Rookwood Court, Off Portsmouth Road,  
Guildford, Surrey, GU2 4EJ**

CLARKE  GAMMON



**FLAT 17 - ROOKWOOD COURT, OFF  
PORTSMOUTH ROAD,  
GUILDFORD, SURREY, GU2 4EJ**

VERY WELL PRESENTED  
APARTMENT

MODERN BATH & SHOWER  
ROOM

PRIVATE OUTDOOR BALCONY

ALLOCATED PARKING SPACE

NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

MODERN  
KITCHEN/BREAKFAST ROOM

SECURE ENTRY SYSTEM

0.5 MILES TO HIGH STREET &  
STATION

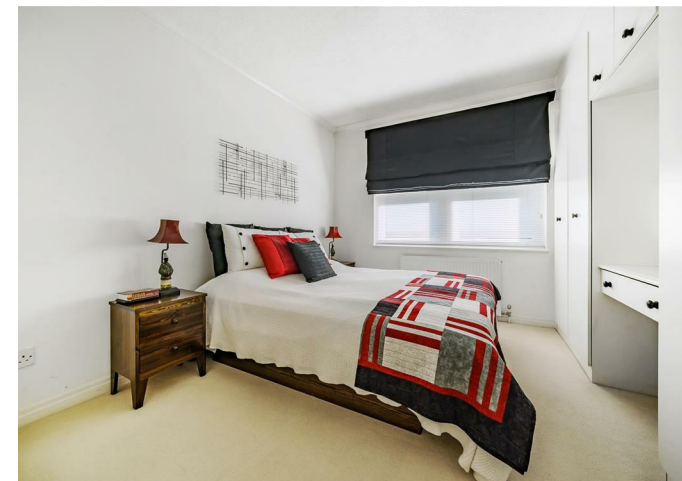
EPC: C



**A bright and modern apartment  
with a balcony and allocated  
parking space; conveniently  
situated in a popular private  
development within half a mile  
of Guildford's High Street and  
mainline railway station.**

A very bright and well presented second floor flat with a balcony and allocated parking space. Being positioned at the end of the block, the side windows make the accommodation especially light and airy. Conveniently situated in a private development in a sought-after area of town, nearby to the River Wey and just 0.5 miles from Guildford's High Street and mainline station. No onward chain.

Accommodation comprises: entrance hallway with cloak/storage cupboard and shelved storage cupboard; living/dining room with sliding doors opening to a private balcony; kitchen/breakfast room fitted with a modern range of white units with laminate worktops, integrated appliances to include a Neff double oven, Neff gas hob with extractor chimney above, Bosch dishwasher, AEG washing machine and vinyl tiled flooring; bedroom one with fitted wardrobes; bedroom two, additional double room with fitted wardrobes; bathroom fitted with a modern white suite comprising bath with shower above, basin with vanity unit, W.C., heated towel rail, wall units, part-tiled walls and ceramic tiled floor; shower room comprising shower cubicle, basin with vanity storage units, W.C., heated towel rail, part-tiled walls and ceramic tiled floor.



## OTHER NOTES

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from an allocated parking space nearby. 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

## 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, Off Portsmouth Road, Guildford, GU2

Approximate Area = 836 sq ft / 77.7 sq m

For identification only - Not to scale

LOCAL AUTHORITY

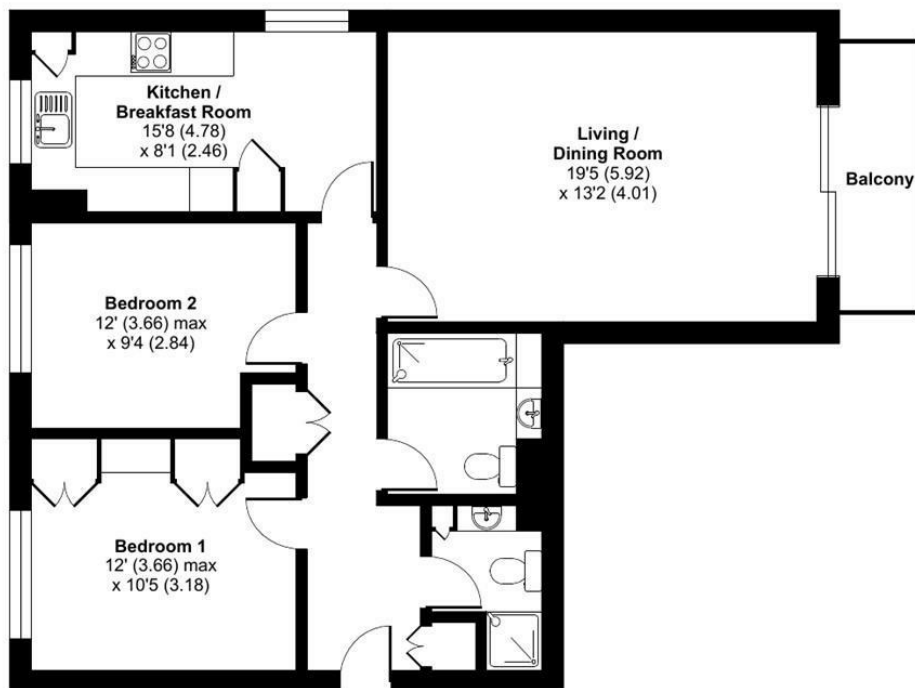
Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected



SECOND FLOOR

9th May 2024

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>	77	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). © nitchecom 2024. Produced for Clarke Gammon. REF: 1123648

## 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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