



**Flat 50 - Rookwood Court, Guildford, Surrey, GU2 4EL**



**FLAT 50 - ROOKWOOD COURT,  
OFF PORTSMOUTH ROAD,  
GUILDFORD, SURREY, GU2 4EL**

POPULAR PURPOSE-BUILT  
DEVELOPMENT

TWO DOUBLE BEDROOMS

PRIVATE OUTDOOR BALCONY

GARAGE IN A BLOCK

NO ONWARD CHAIN

POTENTIAL TO MODERNISE

BATHROOM & SHOWER ROOM

SECURE ENTRY SYSTEM

0.5 MILES TO HIGH STREET &  
STATION

EPC: C



**A top floor flat with potential to  
update and benefiting from a balcony  
with superb views plus a garage;  
conveniently situated in a popular  
private development within half a  
mile of Guildford's High Street and  
mainline railway station.**

**THE PROPERTY**

A well proportioned top floor flat that would allow the incoming purchaser the opportunity to update and modernise. It also has the benefit of a balcony offering elevated panoramic views and garage in a nearby block. 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.

Accommodation comprises: entrance hallway with cloak/storage cupboard and shelved airing/storage cupboard; bright double aspect living/dining room with sliding doors opening to a private balcony with elevated views across town and beyond; kitchen/breakfast room fitted with a range of units and laminate worktops, integrated double oven and gas hob, storage cupboard and vinyl tiled flooring; bedroom one with fitted wardrobes; bedroom two, additional double room with fitted wardrobes; bathroom fitted with a white suite comprising bath, basin with vanity unit, W.C., part-tiled walls and ceramic tiled floor; shower room comprising shower cubicle, basin with vanity unit, W.C., part-tiled walls and ceramic tiled floor.



## OTHER POINTS

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from a garage 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

## 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

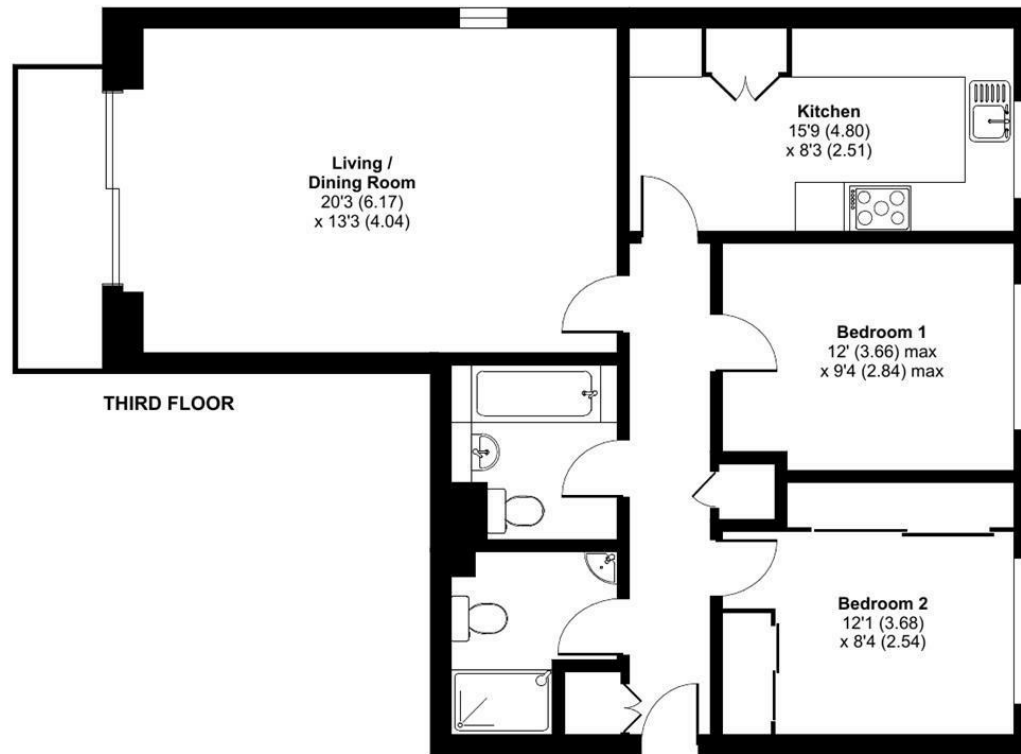
HEATHROW AIRPORT | 24 miles



# Rookwood Court, Off Portsmouth Road, Guildford, GU2

Approximate Area = 848 sq ft / 78.8 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected

1st November 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>	74	80
(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	



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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## 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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