



Apt 7 - Riverside, Millbrook, Guildford, Surrey, GU1 3XD



## APARTMENT 7 - RIVERSIDE, MILLBROOK, GUILDFORD, SURREY, GU1 3XD

STYLISH MODERN FLAT WITH  
BALCONY

TWO DOUBLE BEDROOMS

LIFT ACCESS

COMMUNAL GARDENS TO  
REAR

SHORT WALK TO THE  
MAINLINE STATION

IMPRESSIVE SQUARE SHAPED  
RECEPTION ROOM

EN-SUITE SHOWER ROOM TO  
MAIN BEDROOM

GATED UNDERCROFT  
PARKING & STORAGE ROOM

MOMENTS FROM  
GUILDFORD'S HIGH STREET



**A most stylish modern apartment  
with well proportioned  
accommodation and its own  
private balcony, located within a  
short walk of Guildford's High  
Street and mainline station.**

### THE PROPERTY

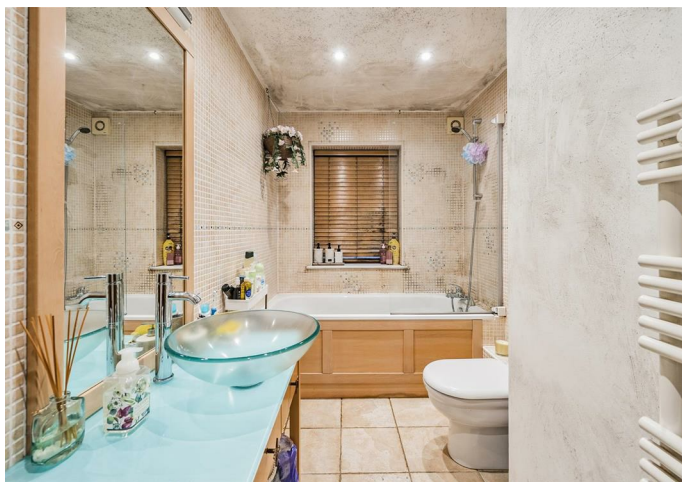
Riverside is a collection of impressive individual apartments located in a stunning purpose-built building, which offers individuality and modern conveniences.

Riverside offers a welcoming entrance foyer, secure communal areas, gardens to the rear, lift access, underground parking and secure private storage accessed via electric security gates.

This well presented apartment affords a bright hallway leading to all rooms. The generous main reception room is square and measures approx. 400 square feet. The kitchen which offers a modern range of shaker style units has double doors which lead to a useful balcony area. The two double bedrooms are of roughly equal size and the main bedroom has an en-suite shower room. If you are looking for a flat with a difference, then we strongly recommend a viewing of this individual property, conveniently located in the centre of Guildford.

The communal garden is set to the rear of the Riverside development, offering mature trees and shrubs with borders along a short pathway.





## OTHER NOTES

Leasehold with Share of Freehold

Ground Rent: N/A

Lease: 999 years from 25/03/2000

Service/Maintenance Charge: £4,317 for 2025/2026

## 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 | 0.2 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

# Riverside, Millbrook, Guildford, GU1

Approximate Area = 1115 sq ft / 103.5 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

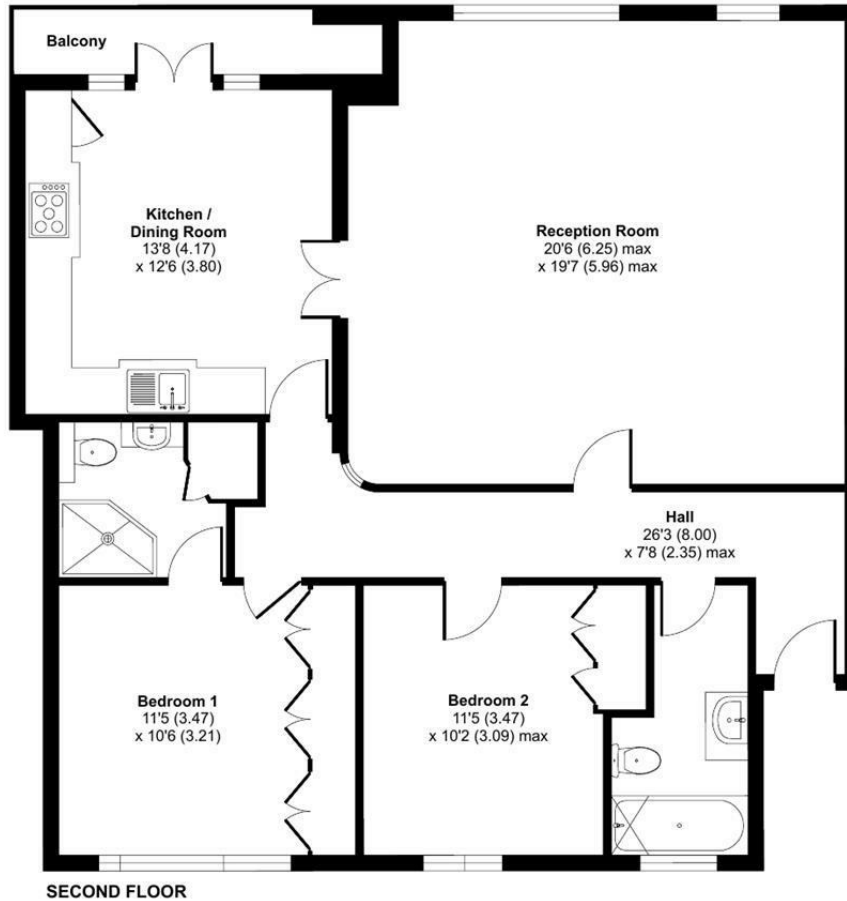
Guildford Borough Council

## COUNCIL TAX

Band: E


## SERVICES

All mains services connected



2nd May 2025

## 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>		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Clarke Gammon. REF: 1281914

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 3XD)

## 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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