



The Bellerby Apartments, Guildford, Surrey, GU1 4PT



# The Bellerby Apartments

LEAPALE LANE GUILDFORD SURREY GU1 4PT

Situated on the third floor of the sought-after Bellerby Apartments development, this bright and well-presented apartment enjoys elevated views, together with the convenience of town centre living immediately on the doorstep.

The apartment is accessed via a secure communal entrance with lift access to all floors. Internally, the accommodation is centred around a spacious open-plan kitchen/living room with large picture windows creating an excellent sense of light and space. The contemporary kitchen is fitted with a comprehensive range of units with integrated appliances and ample space for dining and entertaining.

There are two bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, together with a separate modern bathroom finished to a high standard.

Residents of Bellerby Apartments benefit from a communal roof garden, secure underground parking and bicycle storage. The development occupies a highly convenient position within easy reach of Guildford High Street and the mainline station.

- **Third floor apartment**
- **Spacious open-plan living space**
- **Lift access to all floors**
- **Bicycle storage facility**
- **Two bedrooms and two bathrooms**
- **Contemporary integrated kitchen**
- **Secure underground parking**
- **EPC Rating: B**

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council Tax Band C

**Services:** The property does not have gas









## SITUATION


Bellerby Apartments occupies a highly convenient position in the centre of Guildford, moments from the High Street and within easy reach of the mainline station, providing a fast service to London Waterloo in approximately 35 minutes. Guildford offers an extensive range of shopping, leisure and restaurant facilities together with excellent recreational amenities including the Yvonne Arnaud Theatre, G Live, Surrey Sports Park and the Spectrum Leisure Centre. The nearby A3 provides easy access to London, the M25 and the south coast.



## LEASE INFORMATION

Tenure: Leasehold  
 Lease Length: 1'25 years from 2017  
 Service Charge: £2,400 per annum  
 Ground Rent: £350 per annum

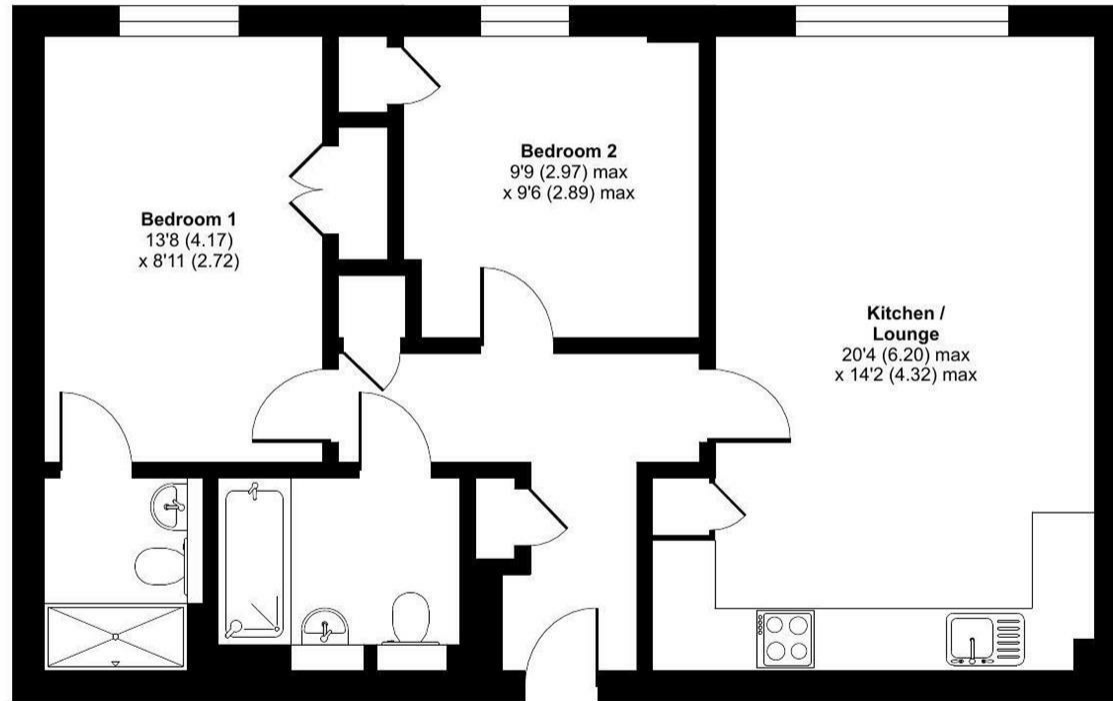
A bright and contemporary town centre apartment with secure parking and elevated views.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# The Bellerby Apartments, Leapale Lane, Guildford, GU1

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



THIRD FLOOR

## 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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