



49 Rookwood Court, Guildford, Surrey, GU2 4EL

49 Rookwood Court

GUILDFORD, SURREY, GU2 4EL

Situated within the sought-after Rookwood Court development, this spacious one-bedroom apartment with stunning views is presented in excellent condition throughout. The property offers well-proportioned accommodation, together with a private garage and additional resident parking, and the benefit of no onward chain.

One-bedroom apartments rarely become available within the development, which is conveniently positioned for a short walk to both Guildford town centre and mainline station.

The accommodation comprises a spacious entrance hall with built-in storage, leading through to a generous reception room measuring over 23 feet in length. A bay window provides far-reaching views towards the Chantries and allows plenty of natural light into the room, which comfortably accommodates both seating and dining areas, with ample room for entertaining guests.

The separate kitchen is fitted with a range of cabinets and work surfaces, incorporating an electric oven, electric hob with cooker hood above, and a one-and-a-half bowl sink with drainer. There is also provision for a freestanding washing machine and fridge freezer. A breakfast bar provides an informal dining area.

The double bedroom is well proportioned, measuring almost 16 feet in length, and benefits from spacious built-in wardrobes and another bay window with beautiful views. The contemporary bathroom fitted with a three-piece suit completes the accommodation.

The apartment is in very good decorative order, offering purchasers the opportunity to move straight in without the need for significant improvements.

Outside, Rookwood Court is set within established and well maintained communal grounds, with the additional benefit of a spacious private garage and rafter storage.

- Rarely available one-bedroom 2nd floor apartment within Rookwood Court
- Well-proportioned double bedroom with spacious built-in wardrobes
- Presented in excellent condition throughout
- Separate fitted kitchen with breakfast bar (washer/dryer and fridge/freezer available by separate negotiation)
- Spacious accommodation extending to approximately 696 sq ft
- Private garage, established communal grounds and no onward chain
- Generous 23' reception room with bay window and far-reaching views towards the Chantries
- Share of Feehold, EPC: C

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

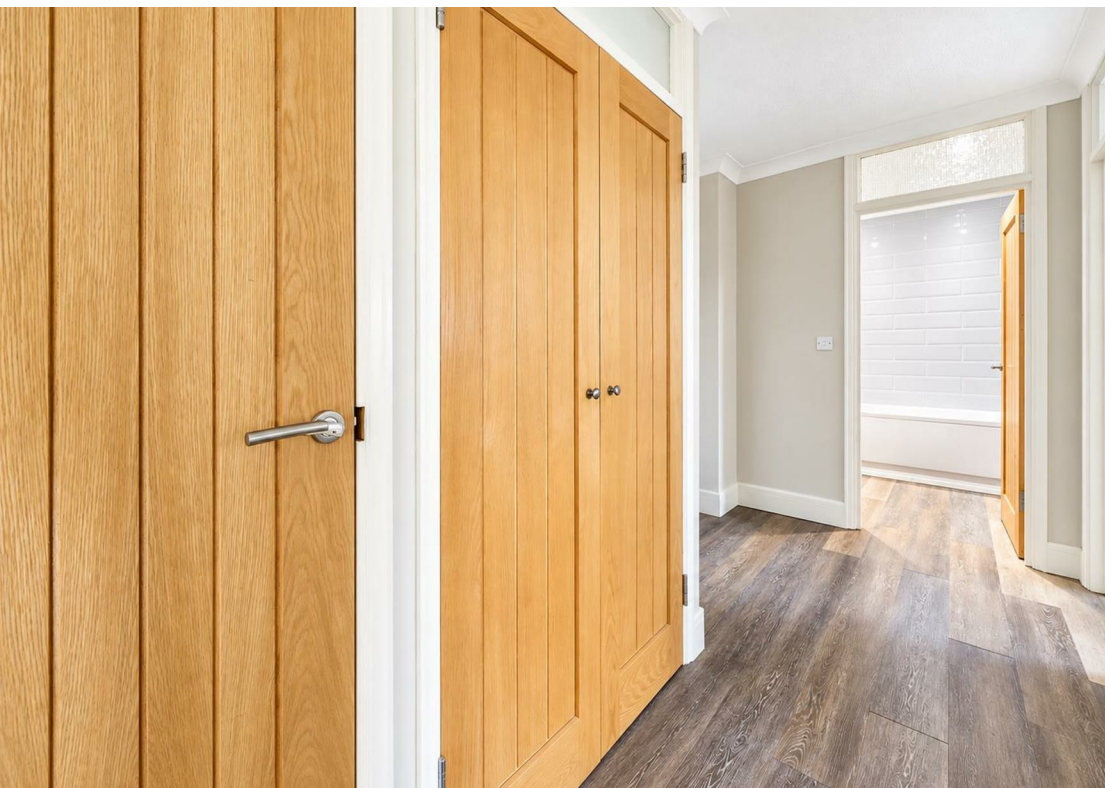
clarkegammon.co.uk

Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected









SITUATION

Rookwood Court is exceptionally well positioned on an elevated stretch just off the Portsmouth Road, placing it within easy walking distance of Guildford High Street, where residents can enjoy a wide range of shopping and dining options, from independent cafés and boutique retailers to well-known national brands. The town offers a strong cultural scene, with venues such as G Live and the Yvonne Arnaud Theatre providing year-round concerts, theatre, comedy and community events, all conveniently close by. For commuters, the development lies around half a mile from Guildford's mainline station, offering fast services to London Waterloo, and benefits from excellent road links to the A3 and onward to the M25 for wider regional and airport access. Outdoor enthusiasts will appreciate the nearby riverside walks along the Wey, as well as Guildford's extensive leisure facilities, including local tennis clubs, Spectrum Leisure Centre and Surrey Sports Park. The area is also well regarded for its high-quality schools across both state and independent sectors, making it a highly desirable and convenient setting for a wide range of buyers.



LEASE INFORMATION

Tenure - Leasehold (share of freehold)

Lease - 999 years from 1981

Service Charge - £2,100 per annum

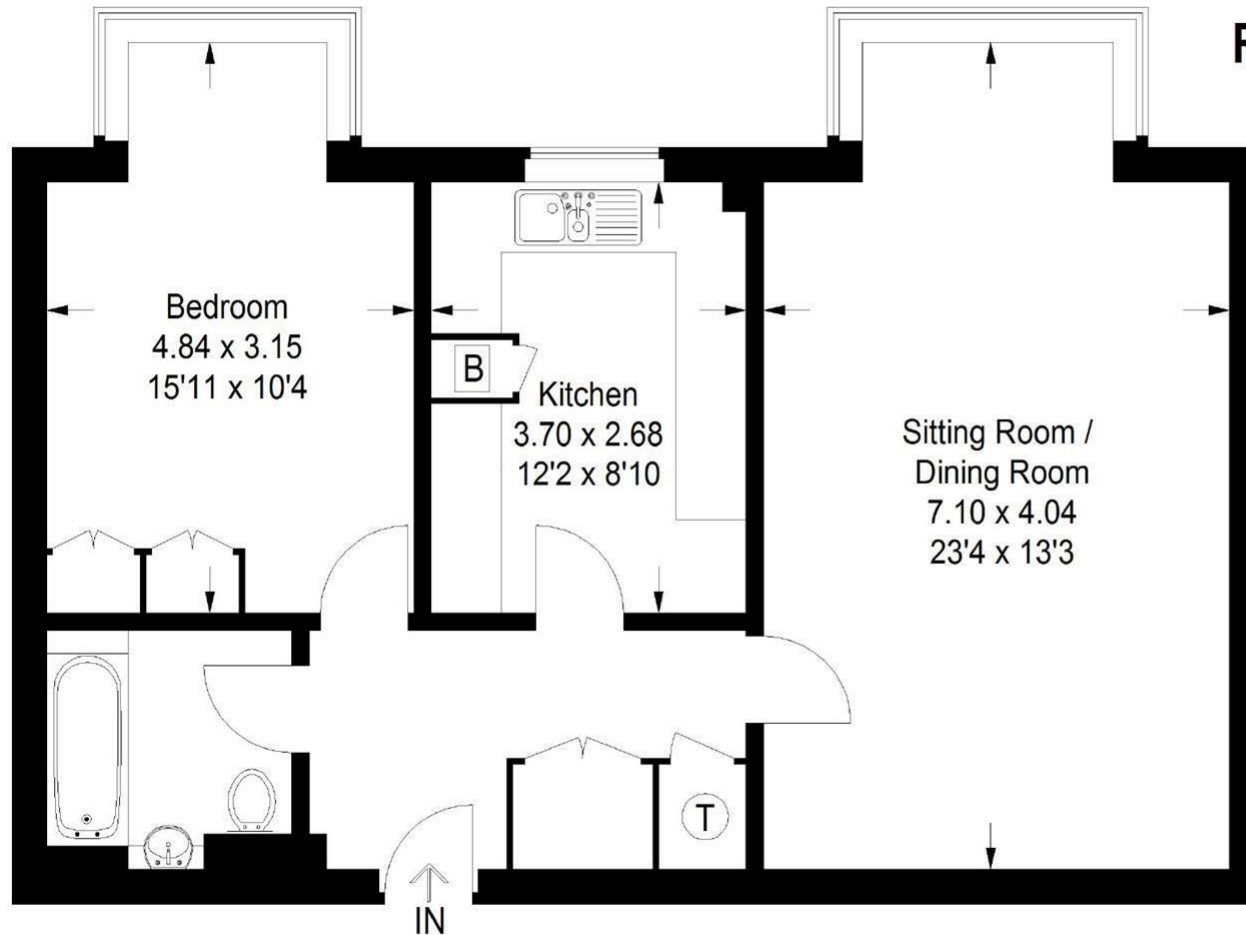
Ground Rent - N/A

NB: Some images have been digitally enhanced or virtually staged for illustrative purposes, including the addition of furniture. These images are intended to demonstrate the potential use of space and may not represent the property's current presentation.

A rarely available, recently renovated
one-bedroom apartment with generous
accommodation, a private garage and
no onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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 

Rookwood Court, Guildford



APPROX. GROSS
INTERNAL FLOOR AREA
696 SQFT / 64.7 SQM



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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
T: 01483 223101

