



# A luxurious two double bedroom contemporary apartment

**Willow Reach, Hitherbury Close, Guildford, Surrey, GU2**

£1,995 pcm plus fees apply, Furnished  
Available from 14.10.2019



Period features externally balanced with contemporary interiors  
• A short walk from Guildford station and High Street • Open-plan reception/kitchen • Two double bedrooms • Two en suite bathrooms • Off-street parking for two cars

#### About this property

This luxurious and very spacious two double bedroom apartment is the perfect combination of external period features combined with a modern contemporary interior. Located a short walk from the main station and Guildford High Street, the property is conveniently situated, whilst also tucked away in a tranquil setting next to the River Way.

The apartment has its own private entrance and comprises of an entrance hallway with cloakroom, a long hallway, with ample storage, leading through to the main reception. The reception is split between the kitchen and lounge area and further benefits from a separate utility room. The kitchen is fully fitted with dishwasher, double oven, hob and microwave as well as fridge and freezer and WC.

The property also has two spacious double bedrooms. The master bedroom includes built-in wardrobes and a high specification en-suite bathroom, comprising a bath with power shower, basin and WC. The second double bedroom also includes fitted storage with a further en-suite. The en-suite shower room consists of a free-standing power shower, basin and WC.

The property also benefits from two allocated parking spaces and is furnished to a high standard.

#### Furnishing

Furnished

#### Local Authority

Guildford Borough Council

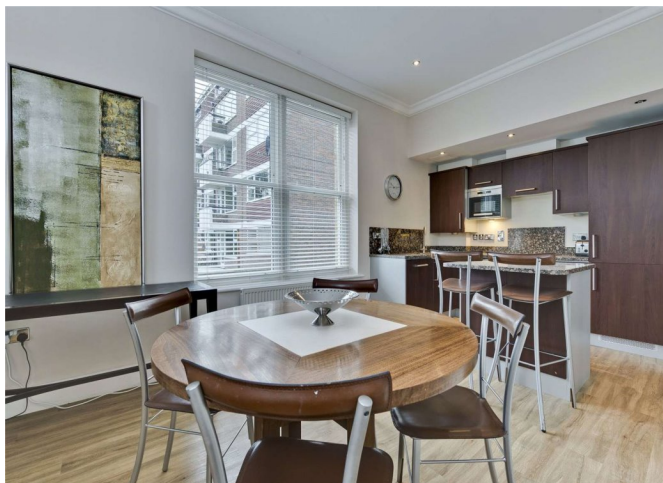
#### Energy Performance

EPC Rating = To be confirmed

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.

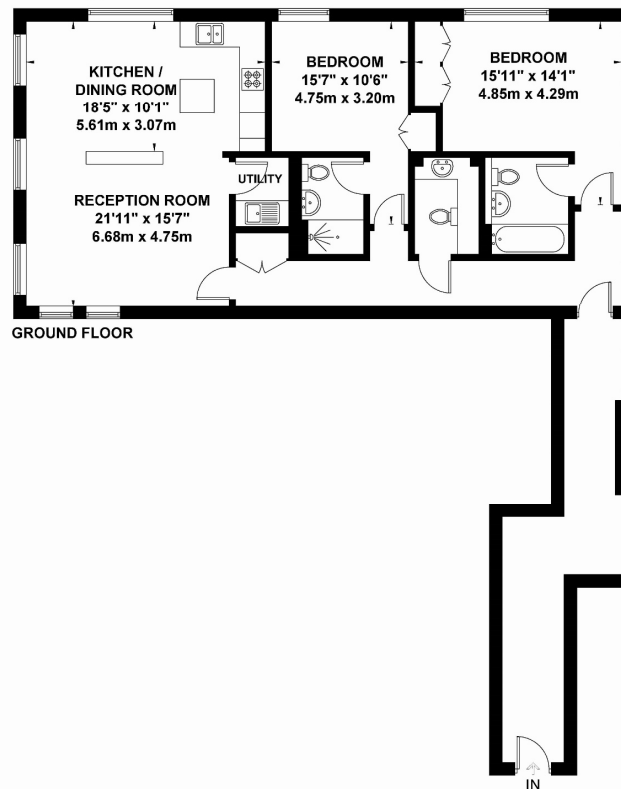
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## Willow Reach, Guildford

Approximate Gross Internal Area = 100.3 sq m / 1079 sq ft



GROUND FLOOR

IN

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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