



A spacious luxury one bedroom apartment

Pengilly House, Horseshoe Lane East, Guildford, GU1

£1,200 pcm plus fees apply, Unfurnished
Available from 09.08.2021



- Sitting room
- Dining area
- Kitchen
- Bedroom
- Bathroom
- Communal Garden and off-street parking

Local Information

Merrow lies just to the north-east of Guildford, which is ideally located for commuters, lying between London and the south coast, both accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports via the M25. Guildford main line station has fast trains to London/Waterloo from about 36 minutes, and the London Road station offers a service from 55 minutes. Guildford, with the High Street, has an enviable selection of shops, and offers a variety of entertainments, including bars and restaurants, theatre, cinema and leisure centre. There are a number of first class schools in the immediate environs, including St. Peters, George Abbot, Boxgrove Primary School, Guildford High School for Girls, The Royal Grammar School and Tormead, as well as those in the surrounding area.

About this property

A spacious luxury one bedroom apartment in a well regarded private gated development. The apartment is set on the first floor with views over the large well maintained communal gardens. The property has a large sitting/dining room leading to the semi open plan kitchen, the main bedroom is also a good size with fitted wardrobes and ensuite bathroom, the property also comes with off street parking for

one car. The location is excellent for access to central Guildford, good access to the A3. There are a number of local shops and restaurants and pub within walking distance along with good access to the Surrey Downs for cycling and walking.

Furnishing

Unfurnished

Local Authority

Guildford Borough Council,
Guildford
Council Tax Band = D

Energy Performance

EPC Rating = B

Viewing

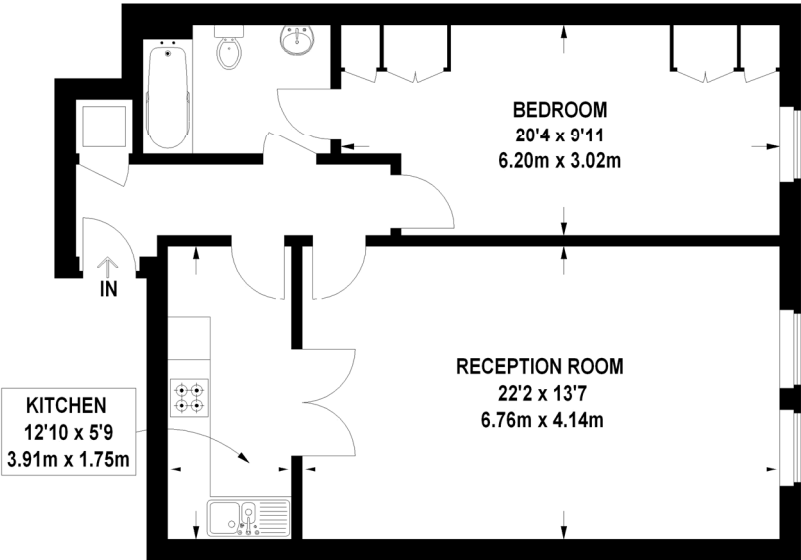
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Horseshoe Lane East

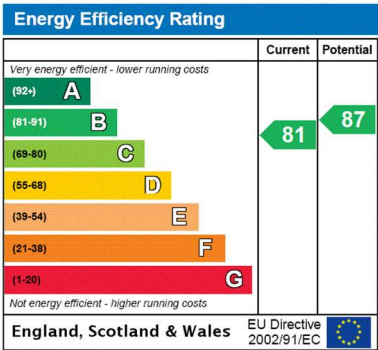
Approximate Gross Internal Area
66.6 sq m / 717 sq ft



First Floor

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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 purposes only. Measured and drawn in 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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