



## A FLAT LOCATED IN THE HEART OF GUILDFORD

FLAT 6, CHESTNUT HOUSE, 32 YORK ROAD, GUILDFORD GU1 4DF

**Leasehold**

Purpose built in 2007 ♦ Gated off street parking ♦ Close to both train stations ♦ Lift access ♦ Lease 113 years remaining ♦ EPC rating = B

### Situation

York Road is a well-known residential street in the heart of Guildford, close to the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from approximately 35 minutes. London road rail station is within 400m with a direct connection to London. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for both Heathrow and Gatwick airports and the national motorway network. There is a good selection of schools in the area, including Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and Lanesborough. Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills.

### Description

A superb opportunity to buy a spacious two bedroom first floor apartment in a sought after central Guildford location. With both a 19'7 x 12'10 sitting room and gated off street parking, this excellent apartment is located moments away from London Road station and 0.2 miles from Guildford High Street. Positioned on the first floor and enjoying spacious accommodation with an appealing layout, the property comprises two bedrooms, the master benefitting from an en-suite bathroom, a further bathroom.

### Local Authority:

Guildford

### Outgoings:

Ground Rent: £400 per annum and Maintenance approx - £2000 per annum.

### Viewing:

Strictly by appointment with Savills

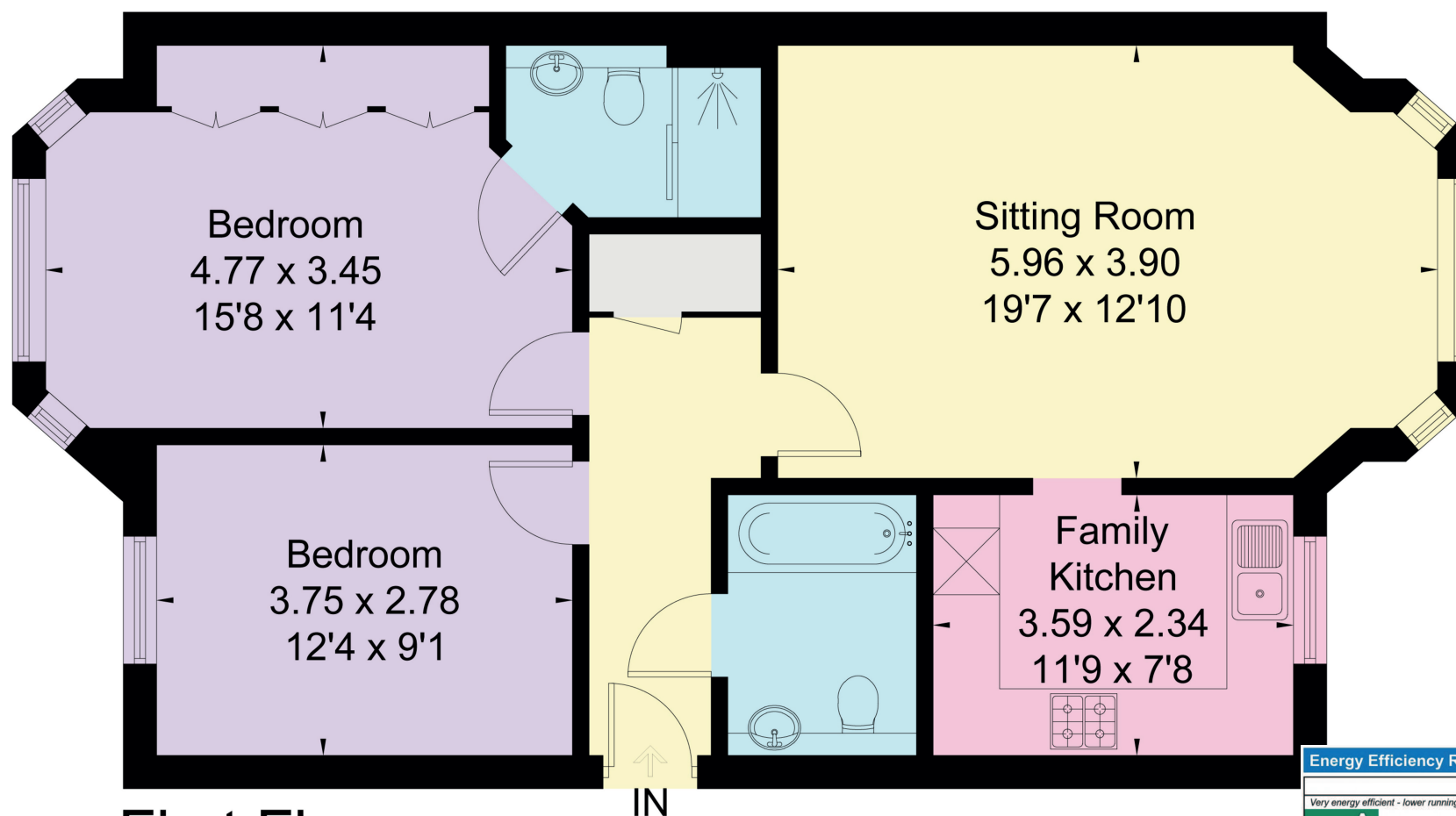
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**savills.co.uk**



Approximate Area = 73.4 sq m / 790 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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## First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	