



Contemporary development of four luxury apartments

Chantry Point, Northdown Lane, Guildford, Surrey, GU1 3TS

Share of Freehold (999 years remaining)



Exceptional high quality finish • Lift access • Two bedroom apartments • Open plan living area • Quality fixtures and fittings • Underfloor heating • 10 year BLP Warranty • Underground parking

Local information

Located in an elevated position just off of the well regarded Warwicks Bench Road, the apartments at Chantry Point occupy an attractive and convenient location within close proximity to Guildford High Street with its wide selection of shopping and offering a variety of recreational facilities, including bars, restaurants, cinema and theatres.

The nearby Chantry Wood is a spectacular area of public open space offering panoramic views over the Surrey Hills, Area of Outstanding Natural Beauty, and the Weald, which provide miles of open countryside for walking, cycling and riding.

The mainline railway station offers a fast and frequent service to London Waterloo, with journey times from 35 minutes. The A3 is within easy reach and provides the link to London, the airports and the national motorway network via the M25 interchange at Wisley.

About this property

Chantry Point comprises of five luxury newly developed apartments, four of which are being brought to the open market. The development was completed in September 2020 and all apartments include a 10 year BLP Warranty including fixtures and fittings.

The apartments have been finished to a very high standard and the accommodation comprises, contemporary style

open plan kitchen/living rooms, underfloor heating throughout, two double bedrooms, the principal bedrooms with en suite bathrooms and an additional shower room.

The two ground floor apartments enjoy private terraces whilst the first floor apartments benefit from balconies offering far reaching views as far as the landmark hills of Blackdown. All apartments have use of the secure basement parking with access through an automatic security gate with two large allocated parking spaces and lift access to all floors.

All apartments have use of the landscaped communal gardens which are wonderfully tranquil and well screened.

The apartments would be well suited as either a main residence, investment opportunity or a second home 'lock up and leave'.

Tenure

Share of Freehold

Local Authority

Guildford Borough Council

EPC rating = B

Viewing

Strictly by appointment with Savills





**Flat 3
Chantry Point**

Gross internal area (approx.)
Total = 92 sq.m (989 sq.ft)

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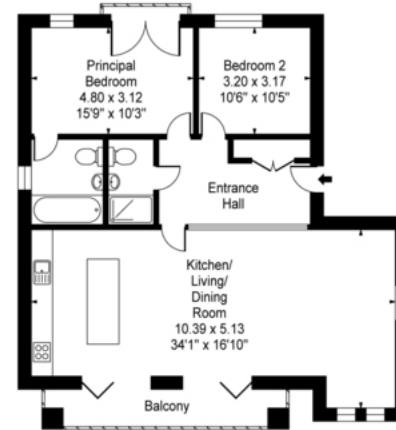


First Floor

**Flat 4
Chantry Point**

Gross internal area (approx.)
Total = 92 sq.m (989 sq.ft)

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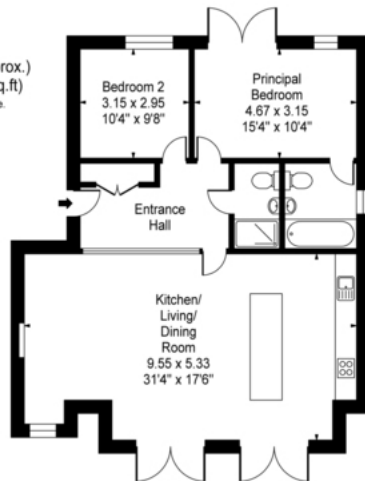


First Floor

**Flat 1
Chantry Point**

Gross internal area (approx.)
Total = 94 sq.m (1016 sq.ft)

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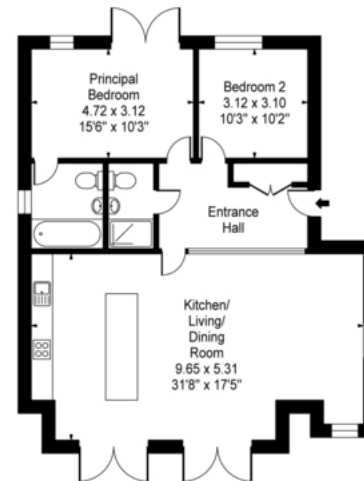


Ground Floor

**Flat 2
Chantry Point**

Gross internal area (approx.)
Total = 94 sq.m (1016 sq.ft)

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Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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