



FABULOUS TWO DOUBLE BEDROOM DUPLEX APARTMENT

APARTMENT 10, TURRET HOUSE, GUILDFORD GU1 3PH

Freehold



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Two double bedrooms duplex ♦ Central Guildford location ♦ Allocated underground parking space ♦ Private roof terrace ♦ Lift access ♦ Nearly 1400 sq.ft ♦ EPC rating =

Situation

Turret House occupies a wonderfully convenient location, being a 100 yards from Guildford's High Street and within easy reach of amenities and communications. With its elevated corner position, the apartment benefits from townscape views. The historic town of Guildford offers a wide range of shopping, leisure and cultural amenities, including restaurants, the renowned Yvonne Arnaud Theatre, multiplex cinema and the G-Live entertainment venue.

Road communications are good, with the A3 connecting with the M25 at Wisley for access to the airports and the national motorway network. In addition, the town benefits from two railway stations offering fast and frequent services into London Waterloo as well as Gatwick Airport. There is a wide choice of schools nearby, including Guildford High, The Royal Grammar, Lanesborough, Tormead, Cranmore, St



Catherine's, Cranleigh and Charterhouse. There is also the Guildford Spectrum Sport and Leisure centre, Stoke Park and the Guildford Lido.

Description

Dating originally from the late 19th century, Turret House is an elegant Victorian villa which in 2012 was restored and renovated to 21st century specifications. Apartment 10 extends over three levels and offers wonderfully light and spacious accommodation, including, on the first floor a fabulous drawing room measuring at 26'7 x 16'9 with a large bay window and access via sliding doors to smart kitchen/breakfast room with a balcony. The first floor also includes a WC. The second floor consists of two spacious bedrooms, the master with a well-appointed en-suite bathroom and both with a range of fitted wardrobes. There is also a separate shower room. The top floor gives access to a fantastic 21' private roof terrace with far reaching views across Guildford. Secure allocated basement parking is accessed via anti-ice heated ramp and automatic steel gates. An internal viewing is highly recommended.

Tenure:

Leasehold

Local Authority:

Guildford Borough Council

Outgoings:

Ground rent: £300 p.a, Service charge: £3,000 p.a



Approximate Area = 127.7 sq m / 1375 sq ft
For identification only. Not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		