



## Elegant apartment with gated off street parking

**9 Langton Priory, Portsmouth Road, Guildford, Surrey, GU2 4AA**

Leasehold





Convenient town location • High specification finish • Contemporary interiors • Open plan kitchen/sitting room • Two bedrooms • Two bathrooms (one en suite) • Communal gardens • Secure parking

#### Local information

Langton Priory occupies a wonderfully convenient location within close proximity of the High Street, known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants all within a short distance. Of particular note is the recently redeveloped Tungsate Quarter with the Ivy Brasserie and Gail's Bakery amongst its highlights.

The area also features the historic Guildford Castle grounds and country walks are varied including along the River Wey and the glorious North Downs offers miles of footpaths and bridleways.

Guildford mainline station is under one mile and has a frequent service to London Waterloo, with journey times from around 35 minutes.

The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the 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. There is also the University of Surrey and Guildford Law College located in the town.

#### About this property

Built in 2016 by the renowned Newcourt Residential, Langton Priory was completed to the

highest standards and offers contemporary living in the heart of Guildford.

9 Langton Priory is a stylish first floor apartment with a bright and spacious open plan sitting room with an adjoining well-appointed kitchen.

There are two double bedrooms and two bathrooms. The principal is a generous size with bay windows, dressing area, built-in storage and en suite shower room.

Outside, there is secure gated parking and beautiful communal gardens overlooking the River Wey.

Photographs taken September 2019.

#### Tenure

Leasehold

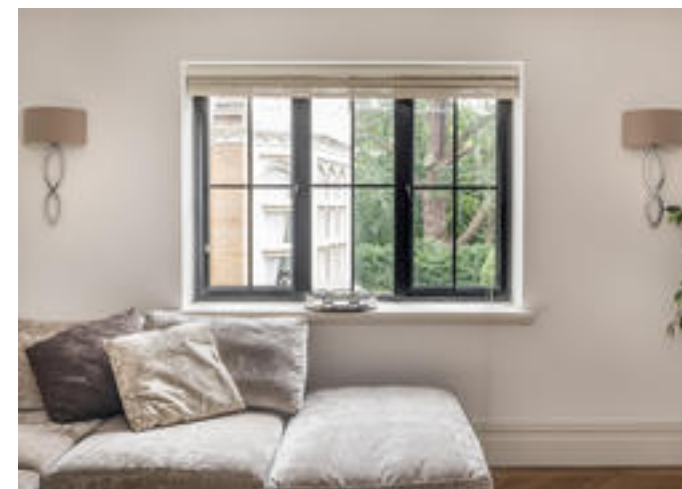
#### Local Authority

Guildford Borough Council

EPC rating = B

#### Viewing

Strictly by appointment with Savills







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Gross internal area (approx) 884 sq ft

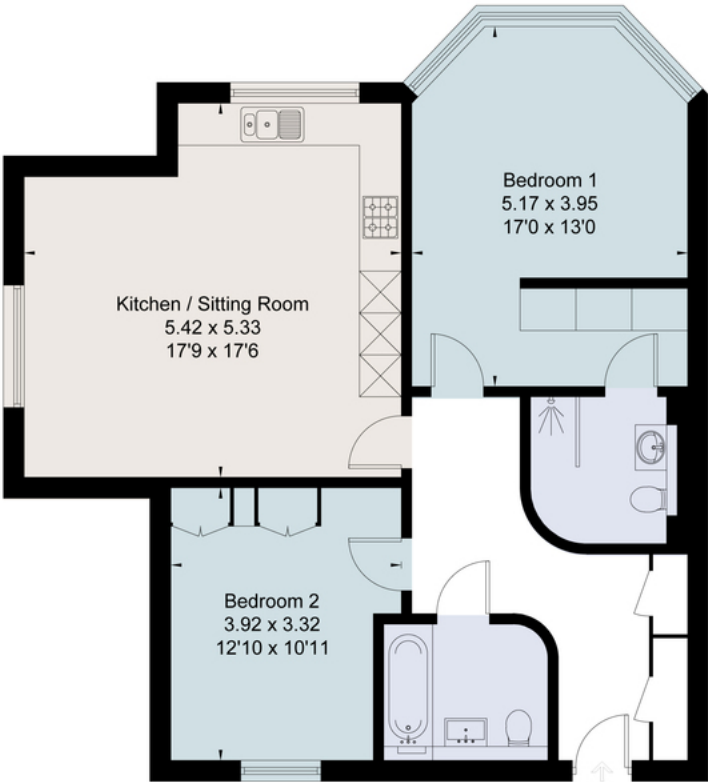
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Approximate Area = 884 sq ft / 82.1 sq m  
Including Limited Use Area (3 sq ft / 0.3 sq m)  
For identification only. Not to scale.  
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First Floor

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>	84	84
(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	

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