



# Luxury two bedroom apartment with garden terrace

**Apartment 1, Turret House, Jenner Road, Guildford, Surrey, GU1 3PH**

Share of Freehold



Central town location • Beautifully presented throughout  
• Open plan kitchen • Sitting room • Study • Two en suite double bedrooms • Garden terrace • Two allocated parking spaces

#### Local information

Turret House occupies a most convenient location, being a few 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 with journey times from 35 minutes.

Guildford lies on the edge of the Surrey Hills Area of Outstanding Natural Beauty, with nearby beauty spots such as Newlands Corner, Chantry Wood, Hurtwood and Winterfold Forests and Winkworth Arboretum offering miles of countryside for walking, cycling or riding.

#### About this property

Dating originally from the late 19th century, Turret House is an elegant Victorian villa, with mellow brick and stone elevations and its signature turret. In 2012, the building was sympathetically restored and renovated and now comprises of twelve luxury one and two bedroom apartments.

Apartment 1 extends over two levels and offers wonderfully light and spacious accommodation. The property has retained many of its original features including high ceilings, decorative cornicing and sash windows, whilst introducing modern features such as zone-controlled underfloor heating, high levels of insulation, communication cabling to most rooms, and a video entry-phone system.

The accommodation comprises of a well-appointed open plan kitchen/breakfast room fitted with an adjoining study and a living area with double French doors to the terrace. There are two en suite double bedrooms both with a range of fitted wardrobes, beautifully appointed bath and shower rooms, and one has a French door to the garden terrace. To the first floor is a spacious, dual aspect sitting room with an adjoining seating area.

The property is approached directly from Jenner Road via a series of stone steps leading to the impressive arched front door, which opens into a communal entrance hall leading to the apartments. Apartment 1 has its own outside space comprising a stone paved terrace that is enclosed by acoustic glass panels, with a further grassed area and flowerbeds enclosed by a beech hedge.

Secure allocated basement parking for two cars is accessed via anti-ice heated ramp and automatic steel gates.





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**Gross internal area (approx)** 1577 sq ft

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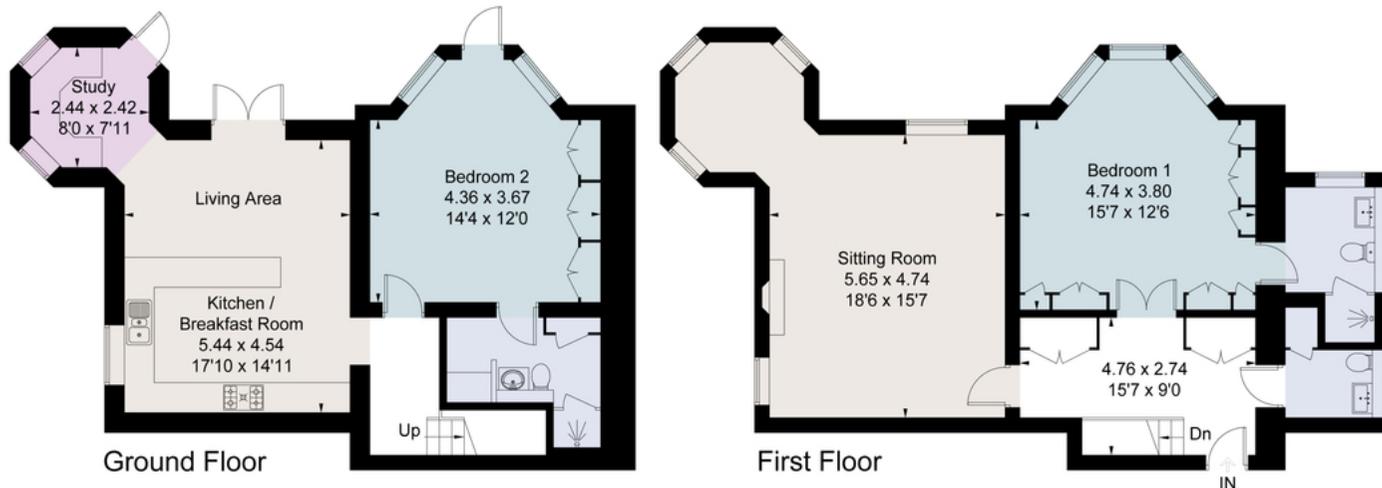
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Approximate Area = 146.5 sq m / 1577 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)  
 For identification only. Not to scale.  
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= Reduced head height below 1.5m



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>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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