



# Contemporary two bedroom apartment with views

Flat 11, Cricketers Wharf, Wharf Road, Guildford, Surrey, GU1 4ER

Leasehold





Beautifully presented throughout • Open plan living • Kitchen with adjoining sitting room • 2 bedrooms and 2 bathrooms • Balcony • Lift access • Fabulous views across the cricket fields • Underground car parking

#### Local information

Cricketers Wharf is a well known development 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 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.

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a large House of Fraser and Marks and Spencer department store.

Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Stoke Park offers a wonderful green space nearby and includes the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

#### About this property

Flat 11, Cricketers Wharf is a superb first floor, two bedroom apartment located in a convenient position in central Guildford.

The property has been finished to a high specification with contemporary interiors throughout.

The accommodation comprises open plan kitchen with breakfast bar and built-in appliances. The adjoining sitting room is wonderfully light with sliding doors to the outside area. The current owner has fitted bespoke curtains and blinds to be included in the sale.

There are two double bedrooms, one with an en suite shower room and a bathroom.

A particular feature is the balcony offering a pleasant seating area enjoying wonderful views across the cricket fields.

The property has the benefit of an allocated parking space in the secure underground parking area.

#### Tenure

Leasehold

#### Local Authority

Guildford Borough Council

EPC rating = B

#### Viewing

Strictly by appointment with Savills





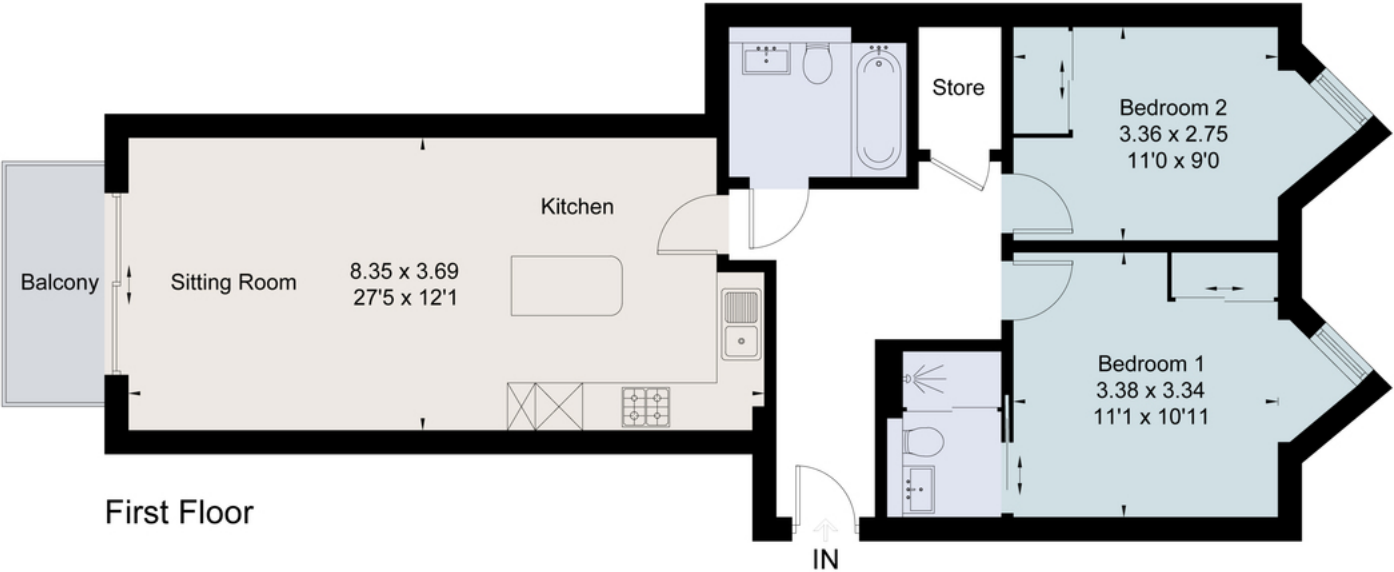
**Flat 11, Cricketers Wharf, Wharf Road, Guildford, Surrey, GU1 4ER**

**Gross internal area (approx)** 784 sq ft

Savills Guildford  
**01483 796 800**  
guildford@savills.com



Approximate Area = 784 sq ft / 72.7 sq m  
For identification only. Not to scale.  
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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>	86	86
(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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