



# Freehold investment opportunity in central Guildford

1-4 Cedar Court, 36 Millmead Terrace, Guildford, Surrey, GU2 4AU

Freehold

savills

**Description**

An opportunity to acquire a freehold building in this popular central Guildford location comprising of four x two double bedroom apartments in very presentable condition each with garaging at the rear. The four apartments are all let on one year AST's, the current annual income can be provided via the Agent.

**Location**

Millmead Terrace is a well known residential street in the heart of Guildford. Within close proximity of the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from about 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.

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. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

**Tenure**

Freehold

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.

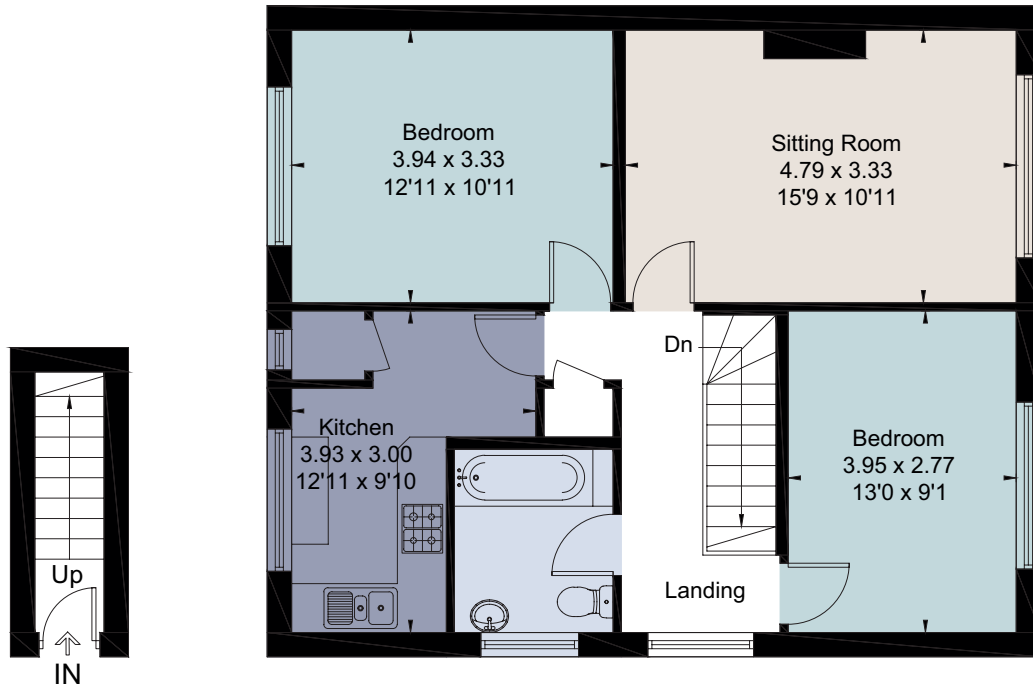


**1-4 Cedar Court, 36 Millmead Terrace, Guildford, Surrey, GU2 4AU**

**1 - Approximate Floor Area** 739 sq ft / 68.6 sq m

**2 - Approximate Floor Area** 740 sq ft / 68.7 sq m

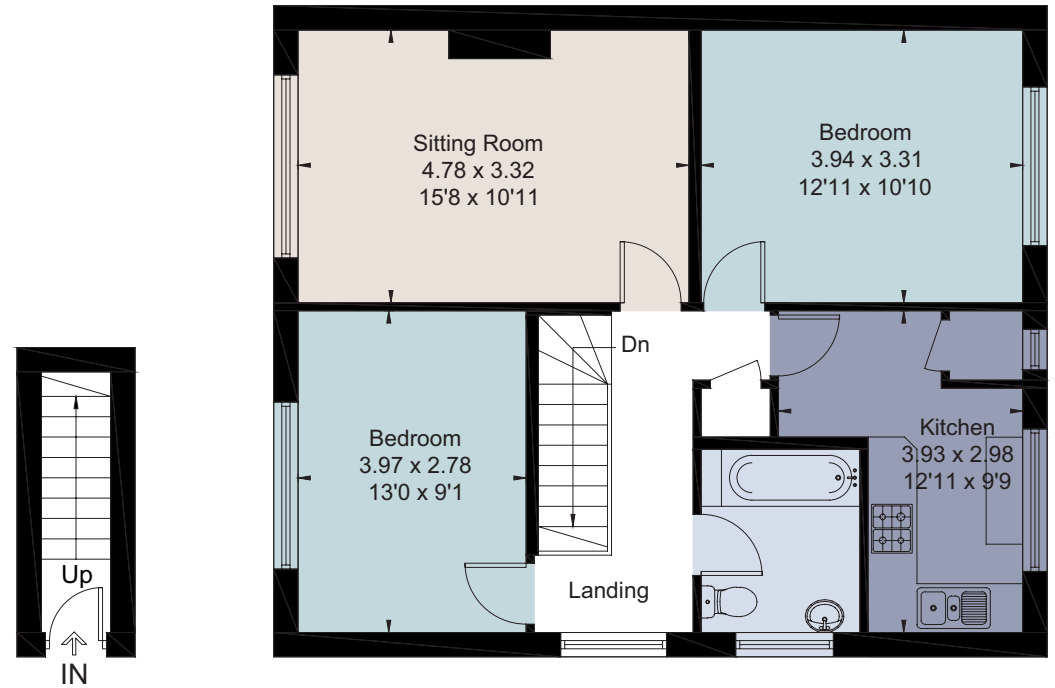
**1**



Ground Floor

First Floor

**2**



Ground Floor

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3 - Approximate Floor Area 695 sq ft / 64.6 sq m

4 - Approximate Floor Area 695 sq ft / 64.6 sq m



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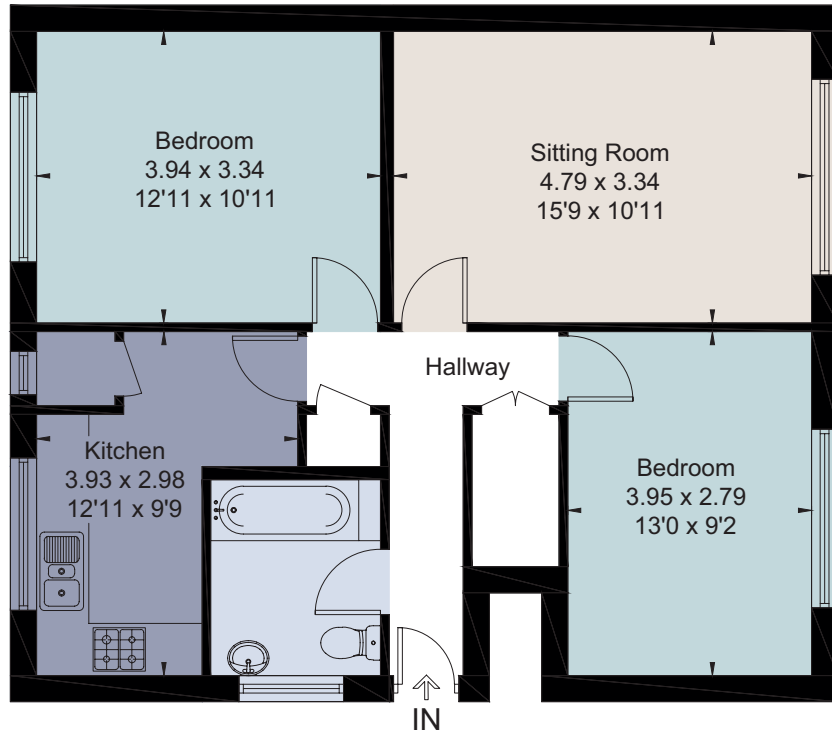
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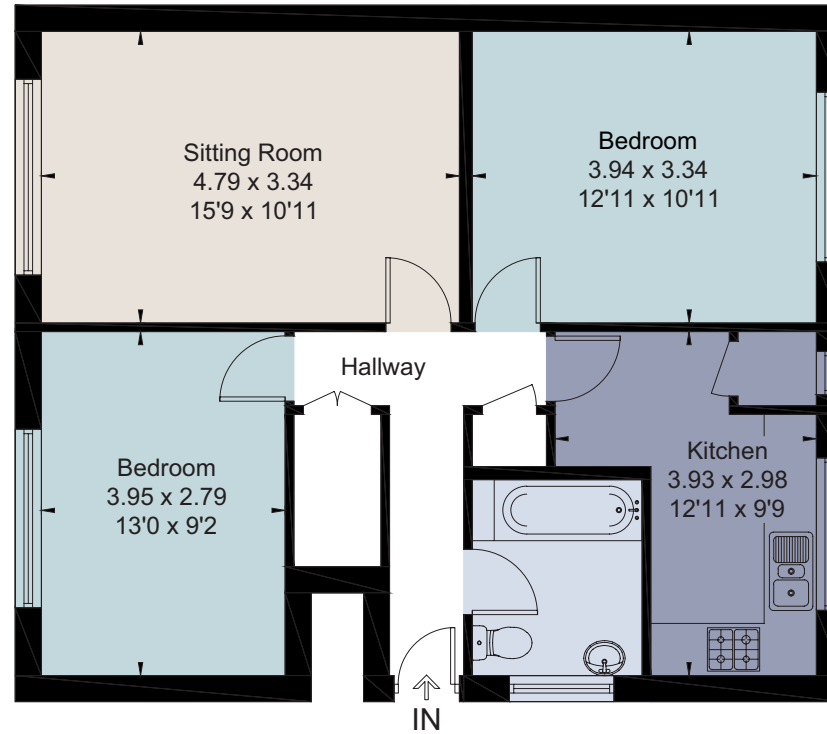
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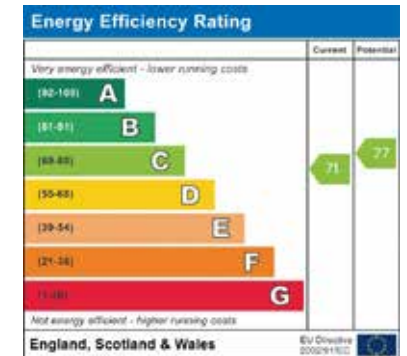


Ground Floor

4



Ground Floor



For identification only. Not to scale. © 211214AM

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