



Exceptional penthouse apartment with fabulous views

Flat 10, 1B Sydenham Road, Guildford, Surrey, GU1 3RT

Share of Freehold (995 years remaining)



Central location in the heart of the town • Stylish interiors • Large reception room • Study area • Open plan kitchen • South facing terrace • Two bedrooms and two bathrooms (one en suite) • Allocated parking

Local information

Sydenham Road is a well-known residential street in the heart of Guildford, close to the High Street, the castle 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.

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 all within a short distance. The recently redeveloped Tungsate Quarter is in close proximity, and boasts the Ivy Brasserie and Gail's Bakery amongst its highlights. The area also features the historic Guildford Castle grounds and country walks are varied with Pewley Down and The Chantry close by.

There is a very 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

Completed in 2018, Apartment 10 is an immaculately presented penthouse apartment in central Guildford with arguably one of the best views in town.

Measuring over 750 sq ft, the property comprises two double bedrooms with en suite to the principal bedroom and a family bathroom. The spacious and modern reception room/ kitchen has access to the private, south facing terrace directly overlooking the castle.

The property was built to a very high specification, has been kept in near perfect condition and is being sold by the first owner who purchased off plan. The building itself benefits from secure intercom access, a lift, and the apartment has a parking space located to the rear of the site just off Oxford Terrace.

Apartment 10 is offered to the market with no onward chain, retains a further 6 years of a new build warranty and is a share of freehold.

Tenure

Share of Freehold

Local Authority

Guildford Borough Council

EPC rating = C

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 765 sq ft

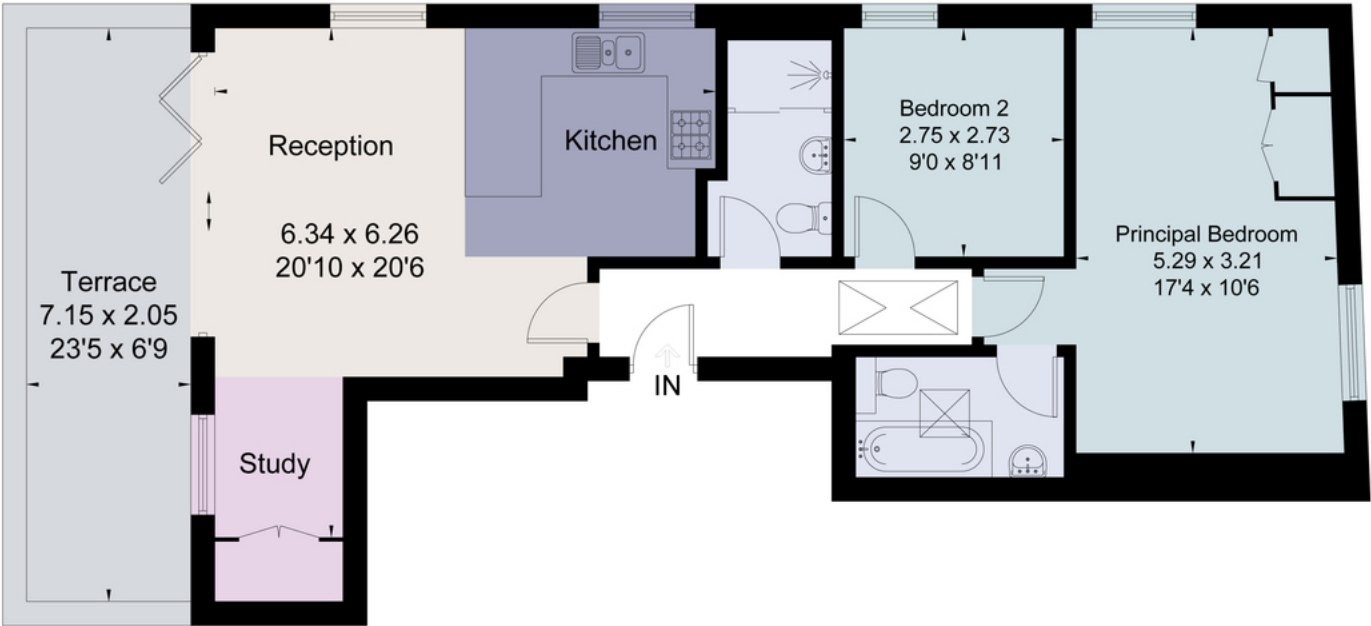
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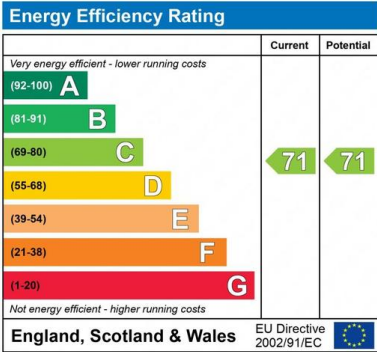
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Approximate Area = 765 sq ft / 71.1 sq m
Terrace Area = 158 sq ft / 14.7 sq m
For identification only. Not to scale.
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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