



# Contemporary apartment in the heart of Guildford

**9 Alvaston, Guildford, Surrey, GU1 2DR**

£535,000 Leasehold (Lease Expiry 01/01/2147)



Convenient location • Sought after development • Open plan kitchen / reception room • Two bedrooms • Two bathrooms (one en suite) • Allocated parking and electric vehicle charging point • No onward chain

#### Local information

Alvaston occupies an excellent position from its close proximity to an excellent range of local amenities. Guildford High Street is within approximately 0.5 mile and offers exceptional shopping facilities, independent restaurants and town centre services, including two theatres, a multiplex cinema and the G-Live entertainment venue. Guildford Spectrum leisure centre and Stoke Park are also within easy reach, while the exceptional sporting facilities of Surrey Sports Park are a short drive away.

The mainline station provides a fast and frequent service between Portsmouth and London, with direct trains to Waterloo with journey times from 35 minutes. In addition, London Road station offers a service to London in under an hour. Road links are also good, with the A3 providing a direct route to London and the South Coast, as well as connecting with the M25 at Wisley for Heathrow and Gatwick airports and the national motorway network.

#### About this property

Apartment 9 Alvaston is a stylish first floor apartment built by the renowned Runnymede Homes, creators of fine contemporary properties, known for their customary high standard, energy efficiency and a premium specification.

The entrance hall with useful storage cupboard leads to an

open plan reception room with an adjoining kitchen completed to a high specification with built-in Siemens appliances and a breakfast bar.

There are two generous sized double bedrooms both with built-in wardrobes, the principal has the benefit of an en suite shower room and the bathroom can be found down the hall.

The beautifully designed and light filled apartment has lift access, gated and secure allocated parking, an EV charging point and a cycle rack. There is a security system for the apartment, building entrance and underground garage.

Apartment 9 Alvaston benefits from a 10 year NHBC builders warranty. The property is well suited to a first time buyer, downsizer or an excellent investment opportunity and has no onward chain.

#### Tenure

Leasehold (Lease Expiry 01/01/2147)

#### Local Authority

Guildford Borough Council

#### Council Tax

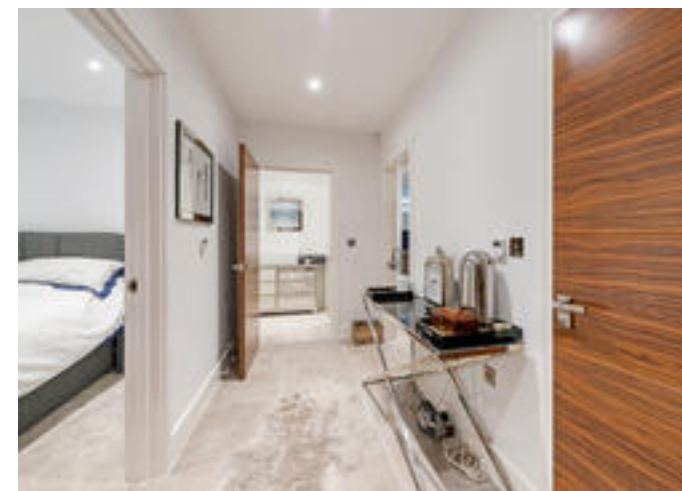
Band = G

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





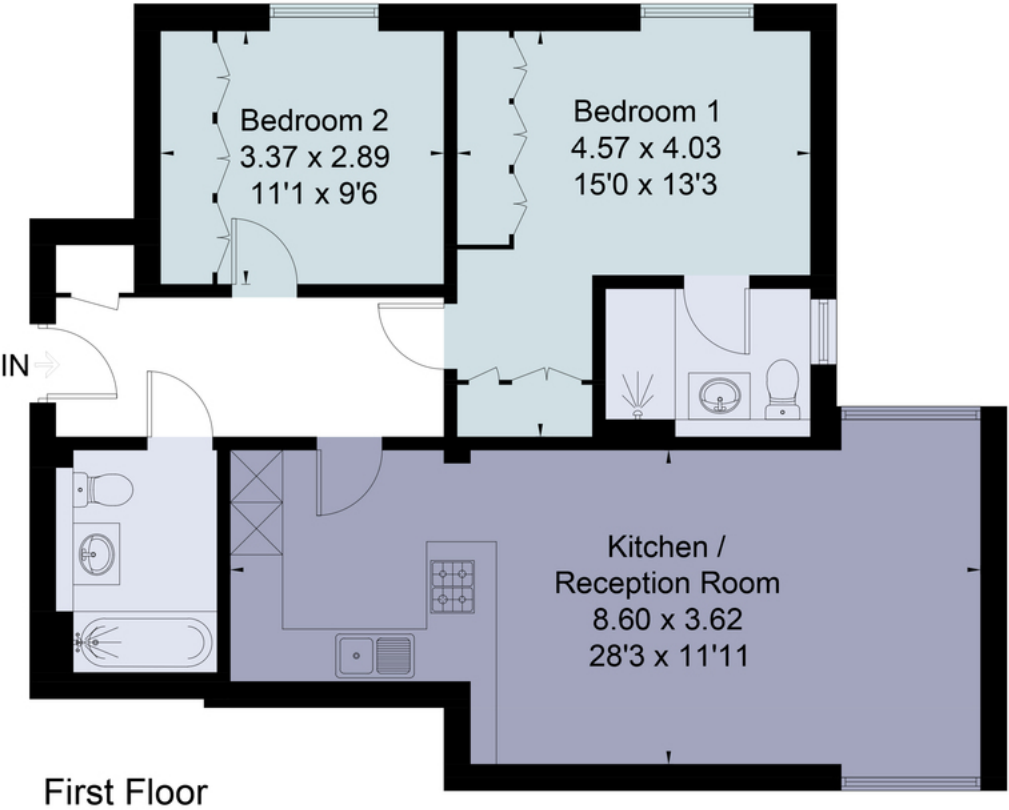


**9 Alvaston, Guildford, Surrey, GU1 2DR**  
**Gross internal area (approx) 793 sq ft**

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Approximate Area = 793 sq ft / 73.7 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>	85	85
(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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