

BURY FIELDS



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GUILDFORD, SURREY, GU2 4AZ

An exclusive and contemporary two bedroom and two-bathroom penthouse apartment just 300 meters from Guildford's historic cobbled high street. With a stunning roof terrace and private parking available with a Tesla charging point. Available in February.

Available: 9th February 2024

£2,340 PCM (Per Calendar Month)

Flat, 2 Bedroom, 2 Bathroom, 1 Reception,
Unfurnished

Key Features

- Two double bedrooms
- Allocated off street parking
- Private roof terrace
- High standard of finish
- Tesla charger installed
- Great town centre location





THE PROPERTY

Description

William House was developed in 2015, a small luxury executive building consisting of just three apartments, is perfectly positioned along a quiet residential road. Built to exacting standards and meticulous attention to detail, this contemporary building offers a feeling of individualism and uniqueness throughout its design and consideration.

A smart and stylish communal entrance lobby, where you will find the secure private postal boxes for the apartments, and access to the upper floors via a low-rise staircase. The Penthouse is access via a private front door on the 2nd floor.

A spacious inner hallway has two separate built in storage cupboards. One has been kitted out with a washing machine and tumble dryer. This spacious hallway leads to the open plan living/dining room, there is ample space for a large dining table. The living area is cleverly designed to accommodate a variety of layouts for your sofas and furniture. The whole room is bathed in light from sliding doors that lead out to the roof terrace. The terrace offers a fabulous view of the castle high above the townscape.

A breakfast bar divides the main reception space from the kitchen area. All fitted in high gloss units with composite stone worksurfaces. The three corner base units have specialist draw runner packs to maximise the storage space which complement the range of eye and base level units. Fully fitted with an integrated fridge freezer, dishwasher and electric fan over, gas hob and microwave oven. With plentiful work surface areas this well-appointed kitchen will suit chefs of every level.

The master bedroom is beautifully finished with a dressing area and two bespoke fitted double wardrobes. There is a beautifully appointed en-suite bathroom, which has been designed with meticulous attention to detail, with a heated towel rail, porcelain tiled floor with underfloor heating. and luxury fittings.

The second double bedroom also has bespoke double wardrobes. The main bathroom is accessed from the hallway. This luxury bathroom has a full suite with specialist fittings, detailing lighting and luxury tiling. In addition is built in double width airing cupboard with ample shelving and housing the mega flow pressurised hot water cylinder.



Location

William House is located within 300 metres of Guildford's historic cobbled High Street. With access to the River Wey Canal system and a level walk to the Yvonne Arnaud theatre and numerous restaurants catering for every need. Guildford High Street offers excellent shopping with covered shopping precincts and many leading stores, restaurants and recreational facilities. Despite being a bustling town, Guildford offers a unique blend of town and country living being surrounded by miles of lovely walking and riding countryside with many footpaths and bridleways close by.

Recreational amenities in the area include the highly regarded Yvonne Arnaud Theatre, Odeon Cinema, Surrey Sports Park, Spectrum Leisure Complex as well as many excellent golf courses including Guildford, Clandon and Bramley.

For the commuter by rail, Guildford mainline station has a fast service to London Waterloo whilst the A3 provides excellent road links to the M25 thus putting the south coast, Heathrow and Gatwick International airports and central London within easy reach.

Guildford Mainline Station (0.4 miles) connecting to London Waterloo in 37 min; Gatwick Airport 43 min.

Available in February

EPC band C

Guildford Borough Council tax band E £2,662.07 (2023/24)

Holding deposit: £540



Guildford

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