

# WILLOW REACH



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GUILDFORD, SURREY, GU2 4DP

Available: 4th September 2024

£2,600 PCM (Per Calendar Month)

Flat, 2 Bedroom  
2 Bathroom, 1 Reception  
Furnished

## Summary

A large, bright and luxurious ground floor, fully furnished two double bedroom apartment in the centre of Guildford benefitting from two parking spaces located next to the river Wey and within a short walk of Guildford High Street.

## Key Features

- Luxury finish
- Town centre
- Two private parking spaces
- Two double bedrooms
- Two bathrooms
- Open plan kitchen/living room
- Utility room





## THE PROPERTY

### Description

A superb, high specification two double bedroom contemporary apartment converted from a Victorian building, formerly a Roman Catholic school and Masonic Lodge, located within a short riverside walk to the High Street and station.

The property comprises of an entrance hall with cloakroom, then a long hallway with storage leading to the bright sitting room. You will also find the open plan dining/ kitchen area. The kitchen is full fitted with dishwasher, fridge and freezer, double oven, hob and microwave. The apartment benefits from a utility room with washer/dryer.

The property has two double bedrooms, the master bedroom has built-in wardrobes and en-suite bathroom. The en-suite has a bath with power shower, basin, WC. The second double bedroom also has fitted storage with a further en-suite. The en-suite shower room consists of free-standing power shower, basin, WC.

### Outside

The property provides two private parking spaces.



Location:

This ground-floor flat is in the heart of Guildford. The property is within walking distance of the town center, featuring shops, cafes, and restaurants. Major supermarkets like Waitrose and Sainsbury's are nearby.

Guildford Train Station, with direct services to London Waterloo in 35 minutes, is just a 15-minute walk away. The A3, only 1 mile away, provides quick access to the M25, which is 8 miles away. Families will find excellent schools, including Guildford High School and The Royal Grammar School.

Furnished.

Unfortunately, no pets are permitted.

Utilities: Gas, Electric mains, Water and Waste mains

EPC rating D

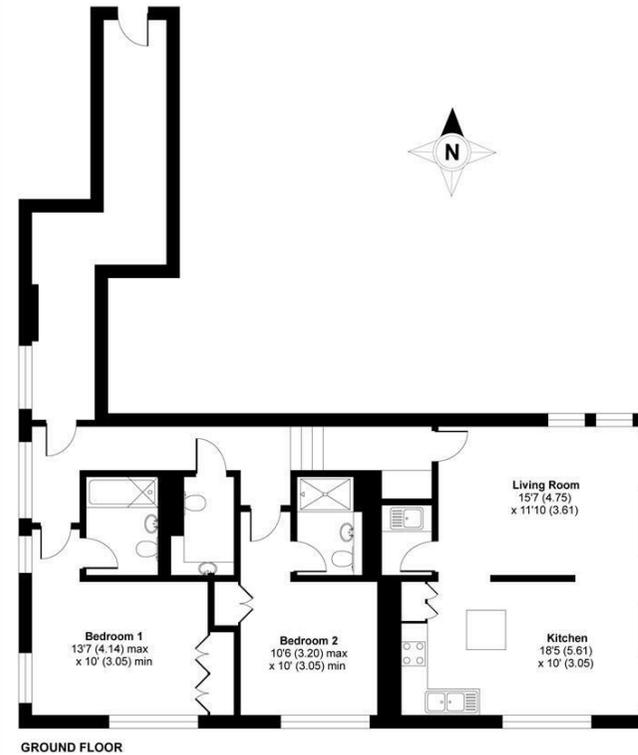
Guildford Borough Council tax band D:

Holding Deposit: £600



**Willow Reach, Hitherbury Close, Guildford, GU2**

APPROX. GROSS INTERNAL FLOOR AREA 1198 SQ FT 111.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Guildford**

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