

5 AQUATICO



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WALNUT TREE CLOSE, GUILDFORD, GU1 4UL

A contemporary two bedroom and two-bathroom apartment just 200 meters from Guildford's mainline train station. Beautifully appointed with fitted appliances, and views over the River Wey. Current AST generating £1,400 pcm

Open plan living and dining space

Modern kitchen with fitted appliances

Master bedroom with en-suite shower room

Second bedroom with separate bathroom

Private balcony with river views

Gated parking for one car

EPC Rating B

Guildford Mainline Station (0.2 miles) connecting to London Waterloo in 37 min; Gatwick Airport 43 min (All distances and times approximate)

THE PROPERTY

A well-presented two bedroom, two bathroom riverside apartment, featuring a balcony overlooking the River Wey and secure gated parking for one car. Internally, there is a reception hall with storage and coat cupboard, leading into an open plan kitchen and living area. The kitchen is fully fitted with integrated dishwasher, washer dryer, fridge freezer, oven, hob & extractor. There are double doors that lead to a balcony overlooking the river. The master bedroom benefits from fitted wardrobes and an en-suite shower room. There is a further second bedroom and family bathroom with shower over the bath.





THE LOCATION

Aquatico is located within 200 meters of Guildford's mainline station and approximately 500 meters to Guildford's historic cobbled high street. With access to the River Way, 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, Clondon 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.

INFORMATION

DIRECTIONS

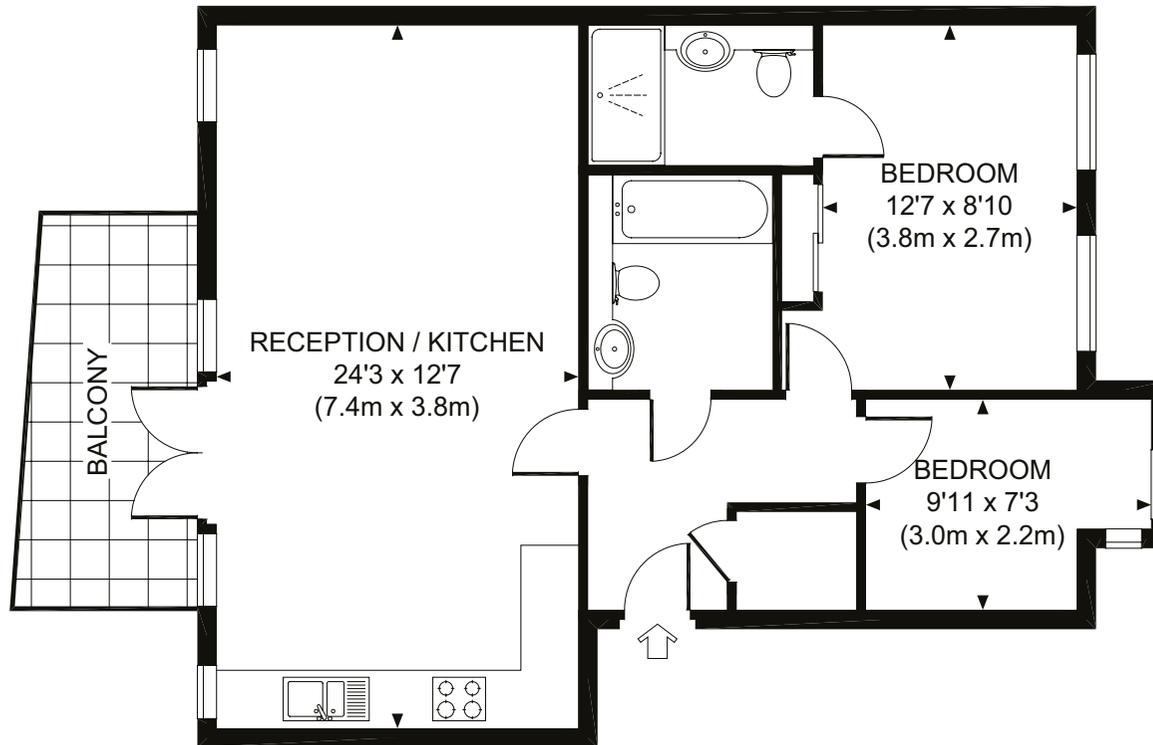
Driving along the A31 Farnham Road, continue to the mini roundabout and take the first exit on the left down Walnut Tree Close. Aquatico is located approximately 200 meters down this road on the right hand.

SERVICES

Mains water, gas, electricity and drainage, video entrance phone system

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Approximate Gross Internal Area:
61.9 sq m / 666 sq ft



FIXTURES & FITTINGS

Carpets, curtains, and light fittings are excluded from the sale, but some items may be made available by separate negotiation.

TENURE

Leasehold

LOCAL AUTHORITY

Guildford Borough Council
01483 505 050

COUNCIL TAX

Band D



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Grantley
Poyle House 24 Epsom Road
Guildford, Surrey, GU1 3LE
01483 407620
enquiries@grantley.net