

# FLAT 5 CATHERINES PLACE



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## CATHERINES PLACE

CHESTNUT AVENUE, GUILDFORD,  
SURREY, GU2 4AE

An exclusive penthouse apartment with two bedrooms, with balconies and two bathrooms, located just under 1 mile from Guildford's mainline train station. Beautifully appointed with fitted appliances, underfloor heating, two parking spaces and charming views across to The Mount.

- Open plan living & dining room with vaulted ceilings
- Luxury kitchen with built-in Siemens appliances and Silestone worktops
  - Master bedroom with built-in wardrobes, balcony, and luxury en-suite bathroom
  - Second double bedroom, built-in wardrobes, balcony, and luxury en-suite shower room
- Generous hallway with walk-in storage and guest cloakroom
- Underfloor heating with individual room thermostat control
  - Two allocated parking spaces

## THE PROPERTY

Catherines Place was meticulously designed and built in 2018 by Metis Homes. A small and personal contemporary scheme made up of just eight luxury townhouses and a high-spec apartment building containing just six unique apartments. This stylish, chic and beautifully appointed small-scale development offers all the modern features and superb finishes Metis Homes are renowned for. Keenly positioned within 1 mile of Guildford's mainline train station and the high street shops. It enjoys fabulous views of The Mount and easy access to miles of open countryside and The River Wey.





A smart and stylish communal entrance lobby provides access to the upper floors via a low-rise staircase or elevator.

A spacious inner hallway has an oversized storage cupboard and a small room housing the washing machine, heating controls and storage space. This spacious hallway leads to the open plan living/dining room, with striking vaulted ceiling and gable windows which create a superb sense of space and light. With ample space for dining furniture. 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 gabled easterly facing windows.

A beautifully modern Porcelanosa high gloss kitchen incorporating stone worktops with glass upstands has ample cabinetry. With two integrated Siemens multifunction fan-assisted ovens and a separate fitted microwave oven. Inset

induction hob with a clever “downdraft” retractable extractor, integrated tall fridge/ freezer, and integrated dishwasher.

The master bedroom is beautifully finished with a bespoke fitted wardrobe. Floor-to-ceiling windows and a door to the balcony flood the room with light. There is a beautifully appointed contemporary en-suite bathroom, which has been designed with meticulous attention to detail. Incorporating Porcelanosa fittings, a vanity unit with a bespoke under-unit, a walk-in shower and a heated towel rail.

The second double bedroom also has floor-to-ceiling windows and a triple set of built-in wardrobes; this charming 2nd bedroom also has a private balcony and en-suite shower room.

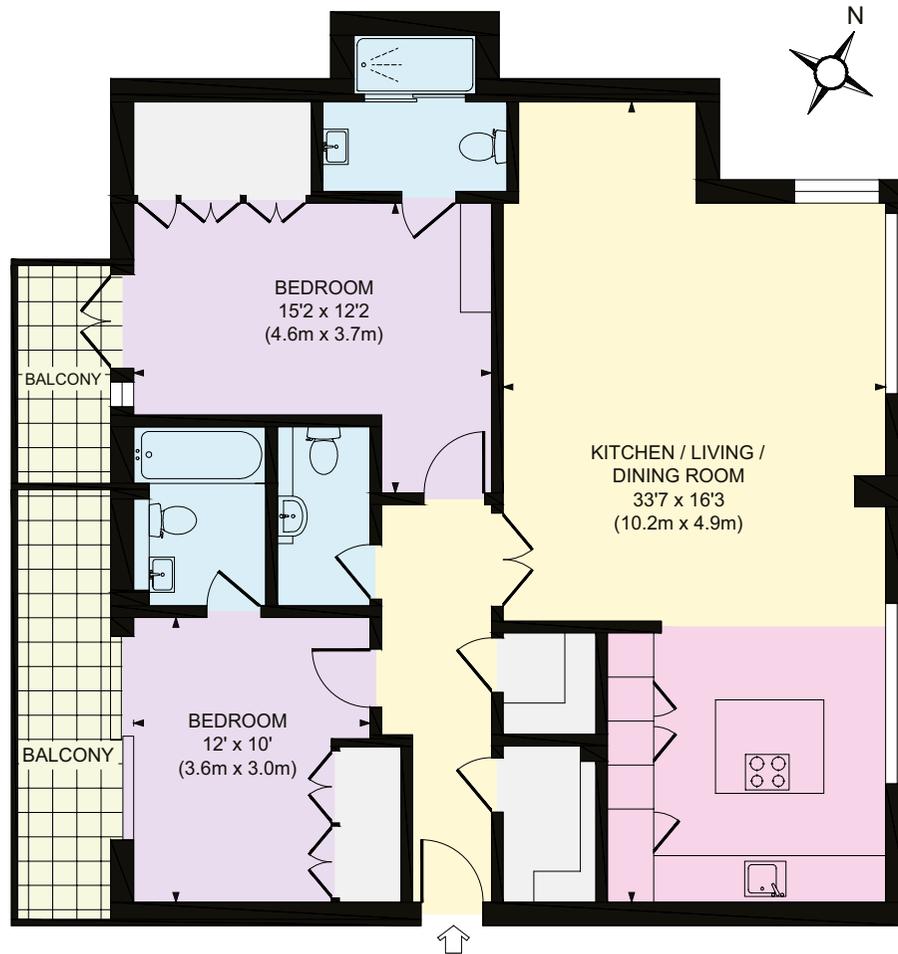
The outside areas are beautifully landscaped with clear parking areas and two allocated parking spaces.

## THE LOCATION

Catherines Place is located within 1 mile of Guildford’s mainline station and walking distance to 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.

Approximate Gross Internal Area:  
98.19 sq m / 1057 sq ft



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.

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 (1 mile) connecting to London Waterloo in 37 min; Gatwick Airport 43 min.

## INFORMATION

### SERVICES

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

### LOCAL AUTHORITY

Guildford Borough Council - 01483 505 050

### DIRECTIONS

From the Guildford gyratory system, take the A3100 Portsmouth Road to Godalming. Just before the Ye Old Ship Inn, turn right into Chestnut Avenue. The entrance to Catherines Place is immediately on your left.

