



8 Herons Crest Cross Lanes, Guildford GU1 2EE

 **COLLINS**  
Independent Estate Agent







## 8 Herons Crest Cross Lanes Guildford GU1 2EE

£495,000

Leasehold

Herons Crest comprises a collection of just ten high quality apartments dating from 2005 and built by the renowned Martin Grant Homes. The development at the time set a new high standard for Guildford apartments featuring secure underground parking and being located in an established and highly regarded quiet residential road with a large half acre plot. This apartment is found on the top first floor of this attractive building with pleasant tree top views form the principal rooms, especially the spacious and light main reception room. Features include secure entry to the development and apartment making this an ideal "lock up and leave" type residence. Having two underground parking spaces is also rare and a huge benefit. The kitchen is superbly equipped with black granite surfaces and contrasting wood wall and floor units with good quality built in appliances. The kitchen has adequate space for a table and the reception space is vast enough to accommodate a more formal dining area. Other noteworthy features include, a bathroom and ensuite, two double bedrooms with fitted bedroom furniture and the whole apartment is beautifully presented. To summarise a stunning apartment of pedigree in a location to match.



- First floor with lift access to all levels
- Underground secure allocated parking for 2 cars
- Two double bedrooms
- Large light and spacious reception room
- Kitchen with dining space
- Large hallway
- Double glazed fully and gas central heating
- EPC - C
- Council tax band - C





Hérons Crest is situated in a quiet established road just a short stroll to Guildfords Upper High Street. Attractions close by include London Rd railway station, G live and Stoke Park. The development enjoys a mixed community of residents and we are told has a warm community spirit between the neighbours.

Convenience and security are the key ingredients of this lovely well presented home on the market for the first time since new. Please note no pets are allowed.

Leasehold - 106 years remaining, Service charge £2600 annually, Ground rent £400 PA, Managing agents Clarke Gammon Estates of Guildford.



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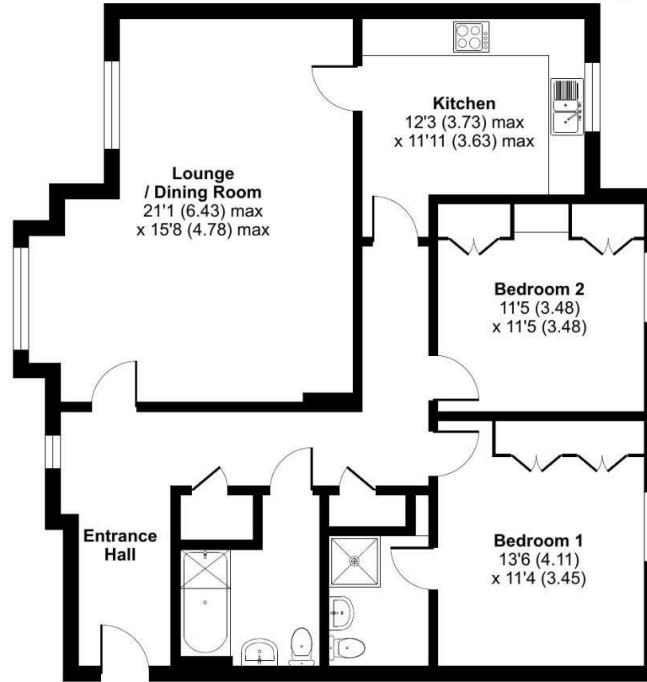
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# Herons Crest, Cross Lanes, Guildford, GU1

Approximate Area = 1077 sq ft / 100 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1023411



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