



2 The Old Brew House 18 Cooper Road, Guildford GU1 3LY



COLLINS
Independent Estate Agent





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Asking price £325,000

Share of Freehold

In the heart of Charlotteville this light and spacious first floor apartment is absolutely stunning. It has its own private front entrance door at street level and also benefits by having a large, easily accessible storage loft with good head heights and being mostly boarded.

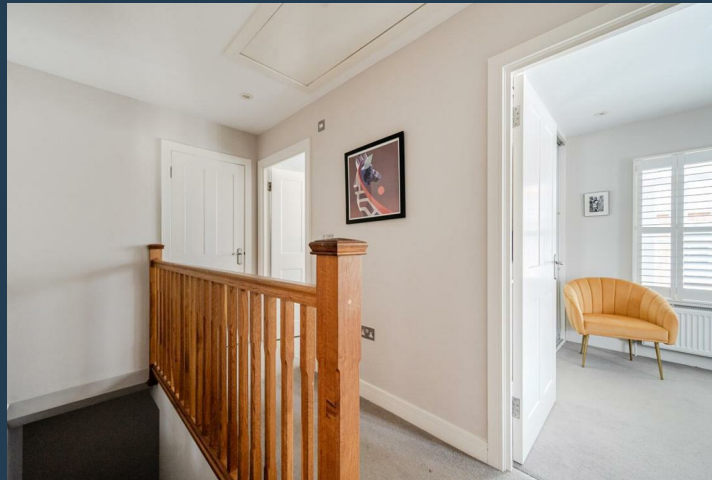
The building was skillfully converted from a former Public House into just two character apartments in 2014 by a renowned and highly respected developer specializing in this type of property within a conservation area. Glimpses of the history of the building are evident externally with gorgeous emerald ceramic tiles still visible.

The apartment is finished to a high standard and features a spacious and light sitting room with a wide opening into a large, well equipped kitchen with white cabinets, granite work tops and integrated Bosch appliances together with hardwood flooring. The spacious bathroom is also well appointed with a large bath and separate shower cubicle. The bedroom has a light double aspect and a full width range of mirror fronted wardrobes. The spacious landing gives good access to the loft and there is a large utility/laundry cupboard with washer dryer. The conservation style double glazed windows have fitted shutters and blinds and there is a sophisticated Lutron lighting and sound system with ceiling speakers. Outside is a useful dedicated bin storage area and bicycle space.



- Share of the Freehold (984 years of lease remaining)
- 50% of building insurance - £848 paid in 2025
- EPC - A
- Council Tax Band - C
- Residents permit parking available
- Approx 700 Sq Ft plus large loft space





Cooper Rd is a truly unique place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. From this location you can walk to school, the shops, the station, restaurants and bars. This is a very special place to live.



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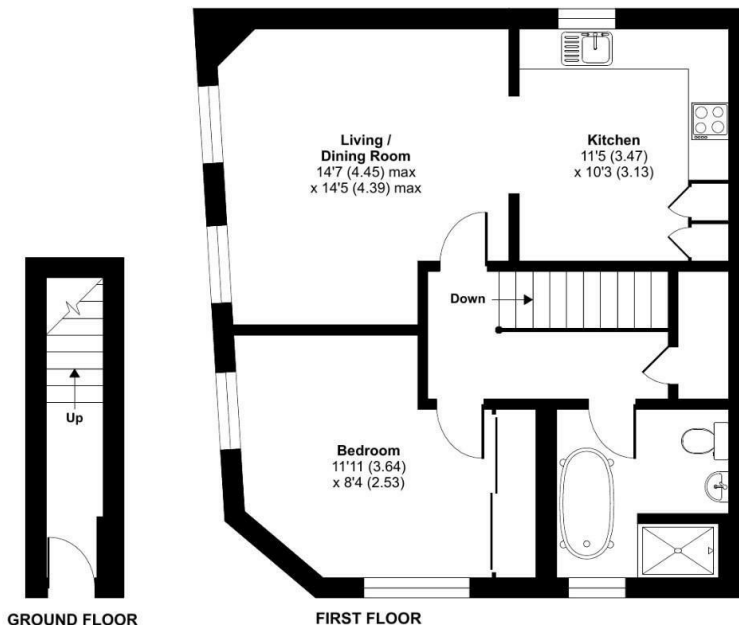
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The Old Brew House, Cooper Road, Guildford, GU1

Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1301125



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