



2 WILLOW POINT

Hitherbury Close, Guildford, GU2 4DS

PRICE GUIDE:

£1,100,000 LEASEHOLD



HILL CLEMENTS

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HILL CLEMENTS

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A stunning contemporary first floor apartment, with wrap around easterly balcony with views over the water meadows to Warwicks Bench, and an amazing large south facing sun terrace, in a very convenient location only a short walk from the High Street and main line station

- 2 BEDROOMS
- 2 BATHROOMS (1 EN SUITE)
- ENTRANCE HALL
- SITTING ROOM WITH BALCONY
- KITCHEN/DINING ROOM WITH HUGE SOUTH FACING TERRACE
- UNDERFLOOR HEATING
- COMMUNAL HALL WITH LIFT
- SECURE UNDERGROUND PARKING WITH ELECTRIC CHARGING POINT
- COUNCIL TAX BAND E - (£2,662.07) 23/24

Guildford station (Waterloo 38 mins) – 0.5 mile level walk

The Location

Willow Point is situated at the bottom of Hitherbury Close and has glorious easterly views over the water meadows and is adjacent to a footpath leading down to the River Wey towpath. Flower Walk, opposite, provides a quiet walk to the theatre and the High Street in ten minutes. The main line station is similarly accessible on foot and provides a fast commuter service to Waterloo in 38 minutes and less. All the excellent shops, restaurants and bars of the town are also easily accessed on foot, making this location an ideal lifestyle choice.

The Apartment

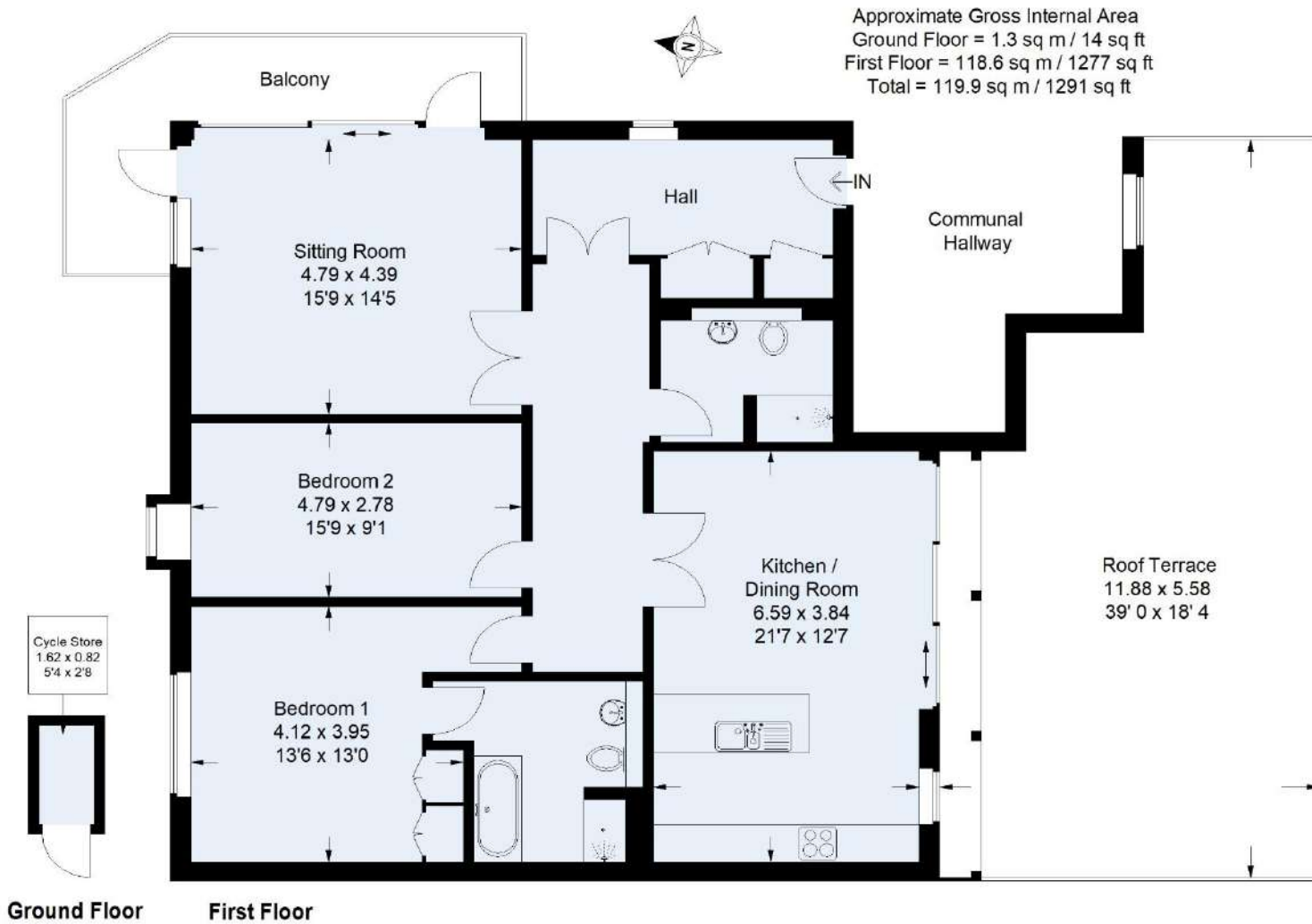
2 Willow Point is a very well-proportioned first floor apartment, extending to nearly 1300 sq ft, which has a light and sunny aspect and lovely views over the water meadows to the backdrop of Warwicks Bench. The well-proportioned sitting room has an east facing wrap around balcony overlooking the water meadows and the 21' kitchen/breakfast/dining room has access to the huge south facing sun terrace, ideal for entertaining. There are two bedrooms, one of which has an en suite bathroom, and under floor heating throughout, and security cameras outside. A gated underground car park provides one parking space for flat 2, with an electric car charging point, and there is also one outside allocated parking space.

Note: 2 Willow Point has a share of the freehold and the annual maintenance charge for 2023 was approximately £4,270 per annum.

Directions

From Guildford's one way system, take the A3100 Portsmouth Road signed to Godalming. Proceed up the hill passing the turning to Lawn Road on the left and Rookwood Court on the right and turn left into Hitherbury Close, after Devon Bank. Willow Point will then be found at the bottom of the drive on the right.





Energy Efficiency Rating		Current	Potential
105-120 kWh/m ² /year (Great Heating only)	A		
81-104 kWh/m ² /year	B		
61-80 kWh/m ² /year	C	62	62
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
0-20 kWh/m ² /year	G		

EU energy efficient - higher is always better
 England & Wales EU Directive 2002/91/EC
 www.rpccu.com

