



PRICE GUIDE

£1,100,000

5 Chantry Point, Northdown Lane

Guildford, GUI 3TS

In a quiet private road at the foot of the Downs, with glorious southerly views to Chantry Woods and beyond – a penthouse apartment, one of only five built five years ago and with incredible views, glazed balcony and secure underground parking

PROPERTY SUMMARY

5 Chantry Point is the penthouse flat in a block of five purpose built flats which were built five years ago to a high standard of construction. Flat 5 has amazing views from its balcony over to Chantry Woods and beyond over the Wey Valley to Hindhead on the horizon. There are two large bedrooms, the principal of which has an ensuite dressing room and shower room. There is also a large landing with study area and a lovely reception room with kitchen and a fine glazed balcony with glazed gable providing the stunning views. There is secure underground parking for two cars and a lift access. Outside there are delightful communal gardens and there are lovely downland and woodland walks on the doorstep. The High Street and station are within 1 mile and 1.3 miles respectively.





Chantry Point, Northdown Lane, Guildford, GU1

Approximate Area = 1212 sq ft / 112.6 sq m
Limited Use Area(s) = 263 sq ft / 24.4 sq m
Total = 1475 sq ft / 137 sq m
For identification only - Not to scale

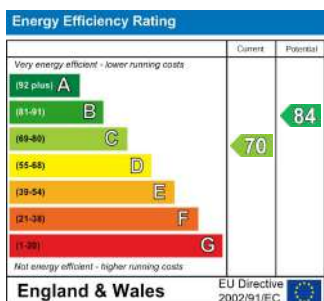


Floor plan produced in accordance with RICS Property Measurement (England and Wales) incorporating International Property Measurement Standards (IPMS) (2nd Edition) - 1st November 2022.
Produced for Hill Clements Lettings Ltd. REF: 1001005



DIRECTIONS

From the bottom of Guildford High Street, bear right into Quarry Street and turn first left into Castle Street. Turn right into South Hill just after the castle and continue up the hill into Warwicks Bench and around the sharp left hand bend into Warwicks Bench Road. At the next sharp right hand bend turn left into Northdown Lane and Chantry Point is the second driveway on the right.



TENURE
Leasehold - Share of Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
GBC

COUNCIL TAX BAND
F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**HILL
CLEMENTS**
SALES AND LETTINGS

OFFICE ADDRESS
6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS
01483 300300
info@hillclements.com
<https://hillclements.com/>