



Flat 20 - Wycliffe Buildings, Portsmouth Road, Guildford, Surrey, GU2 4BW



**FLAT 20 - WYCLIFFE BUILDINGS ,  
PORTSMOUTH ROAD,  
GUILDFORD, SURREY, GU2 4BW**

TOP FLOOR CHARACTER FLAT	GRADE II LISTED BUILDING
BRIGHT & NEUTRAL INTERIOR	DOUBLE BEDROOM
LIVING/DINING ROOM	SHOWER ROOM
IN THE HEART OF HISTORIC GUILDFORD	MOMENTS FROM THE RIVER WEY
0.3 MILES TO GUILDFORD MAINLINE STATION	NO ONWARD CHAIN



**A one-bedroom town centre flat within a period building of great character; superbly positioned for Guildford's High Street, mainline station and moments from outdoor space by the River Wey. Offered to the market with no onward chain.**

**in one of Guildford's historical buildings, close to the High Street, station and river.**

### **THE PROPERTY**

Forming part of this historical Grade II listed building built in 1894 by H. Thackery-Turner in the Arts and Crafts style, a cosy top floor flat with many character features. It is conveniently situated in the very heart of Guildford's town centre and moments from the mainline station, River Wey and cobbled High Street. No onward chain.

Accommodation comprises: secure communal entrance reached by a communal Grade II listed wooden spiral staircase which immediately creates a sense of character from the moment one enters the building. Front door of No. 20 opening to entrance hall with laminate wood flooring; living/dining room with laminate wood flooring; kitchen fitted with a range of modern white gloss units and laminate worktops with integrated oven and electric hob; double bedroom; shower room comprising shower cubicle, pedestal basin, W.C, heated towel rail and part-tiled splashback areas.



## OTHER INFORMATION

Lease: 125 years from 01/01/2007

Service/Maintenance Charge: £2,000 per annum

Ground Rent: £200 per annum

EPC exempt as Grade II Listed building. Rental permitted.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.1 miles

GUILDFORD MAINLINE STATION | 0.3 miles

GODALMING | 3.9 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 27 miles

# Portsmouth Road, Guildford, GU2

Approximate Area = 451 sq ft / 41.9 sq m

For identification only - Not to scale

LOCAL AUTHORITY

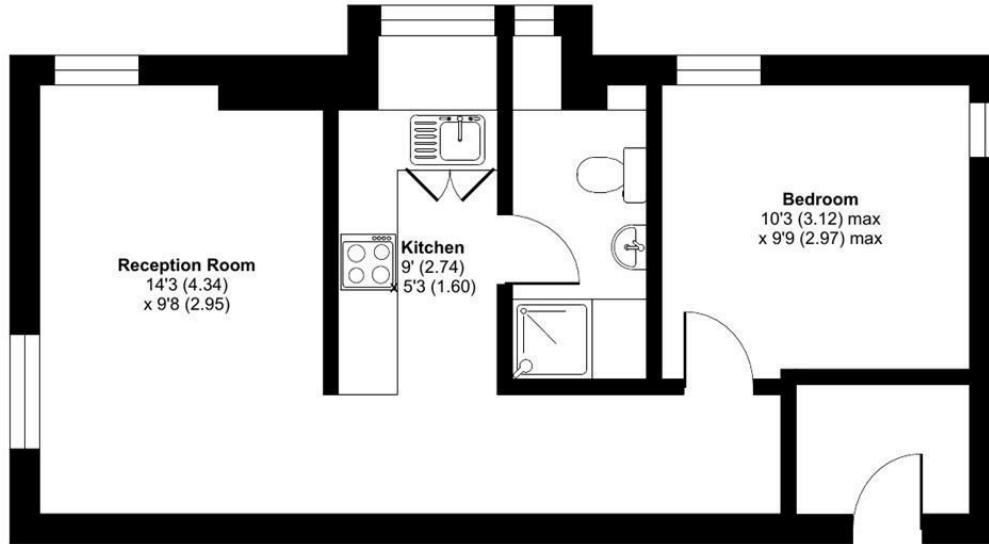
Guildford Borough Council

COUNCIL TAX

Band: B

SERVICES

Mains water and drainage, electricity. No gas.



**Reception Room**  
14'3 (4.34)  
x 9'8 (2.95)

**Kitchen**  
9' (2.74)  
5'3 (1.60)

**Bedroom**  
10'3 (3.12) max  
x 9'9 (2.97) max

SECOND FLOOR

24th May 2024

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		<b>78</b>
		EU Directive 2002/91/EC



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1132542

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU2 4BW)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE  
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