



10 The Piccards, Chestnut Avenue, Guildford, GU2 4DW





**10 THE PICCARDS CHESTNUT AVENUE  
GUILDFORD GU2 4DW**

APARTMENT FOR THE OVER  
55'S SET IN MANICURED  
GROUNDS

20' RECEPTION ROOM

LARGE BALCONY - PERFECT  
FOR ALFRESCO DINING

2 DOUBLE BEDROOMS

ALLOCATED PARKING

NEW BOILER FITTED  
FEBRUARY 2024

LEASE - 87 YEARS  
(CURRENTLY IN THE PROCESS  
OF BEING EXTENDED TO 999  
YEARS)

WALKING DISTANCE (0.7  
MILES) TO GUILDFORD HIGH  
STREET



**A spacious 2 double bedroom  
apartment with a private balcony set  
in manicured grounds. This property  
offers convenient access to  
Guildford's High Street, mainline  
station and the River Wey.**

**THE PROPERTY**

Offered with no onward chain, a spacious 2 double bedroom retirement flat for over 55s set in manicured grounds. Although in need of a cosmetic lift, the property offers scope to create a comfortable and personalised living space. The property is located within walking distance of Guildford town centre. The property also benefits from a new boiler fitted in February 2024 and is also in the process of having the lease extended to 999 years.

The property comprises: spacious hallway with storage and loft access; a large living/dining room with sliding doors leading to a balcony; country-style kitchen with integrated electric oven, 4 ring gas hob and cooker hood over; two double bedrooms, one of which benefits from built-in wardrobes; and a modern 3-piece shower room complete with Aqualisa shower.

Lease: 87 years (currently in the process of being extended to 999 years) - Ground Rent: N/A (share of freehold) - Service and maintenance charge: £1,468 per annum



## THE GROUNDS

There are very well maintained grounds and landscaped communal areas. The property benefits from a private balcony which enjoys a southerly aspect. Allocated residents parking is available along with ample visitor parking.

## 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 | 0.7 miles

GUILDFORD MAINLINE STATION | 0.8 MILES

LONDON WATERLOO | Approx. 35 minutes by train (Guildford mainline)

GODALMING | 4 miles

CENTRAL LONDON | 33 miles

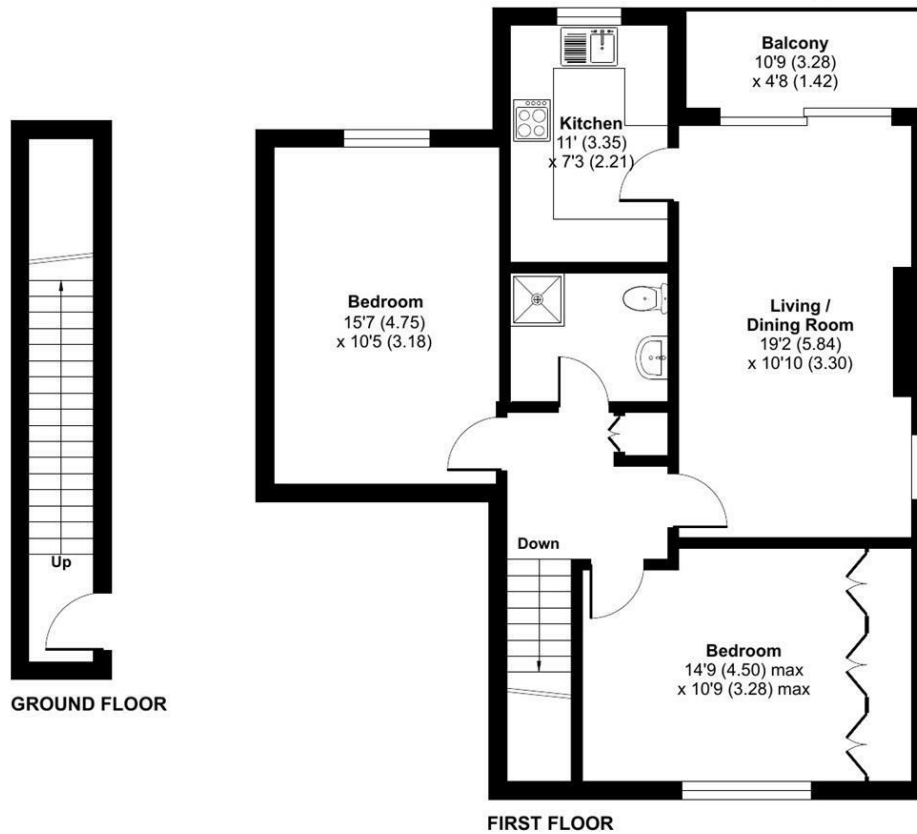
HEATHROW AIRPORT | 24 miles



# Chestnut Avenue, Guildford, GU2

Approximate Area = 851 sq ft / 79.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1182910

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band EE

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

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>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG GUILDFORD OFFICE

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## DIRECTIONS

## 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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MAYFAIR OFFICE  
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