



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

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

APARTMENT FOR THE OVER 55'S	LARGE RECEPTION ROOM
NEWLY FITTED KITCHEN	2 DOUBLE BEDROOMS
NEW BOILER FITTED FEBRUARY 2024	SOUTHERLY ASPECT BALCONY
SET IN MANICURED GROUNDS	ALLOCATED PARKING
SHORT STROLL (0.7 MILES) TO THE HIGH STREET	EPC: C



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 55's set in manicured grounds and has it's own balcony. 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's High Street and mainline station.

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: 900 years - Ground Rent: N/A (Share of Freehold) - Service/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 | From approx. 35 minutes by train
(from Guildford mainline station)

GODALMING | 4 miles

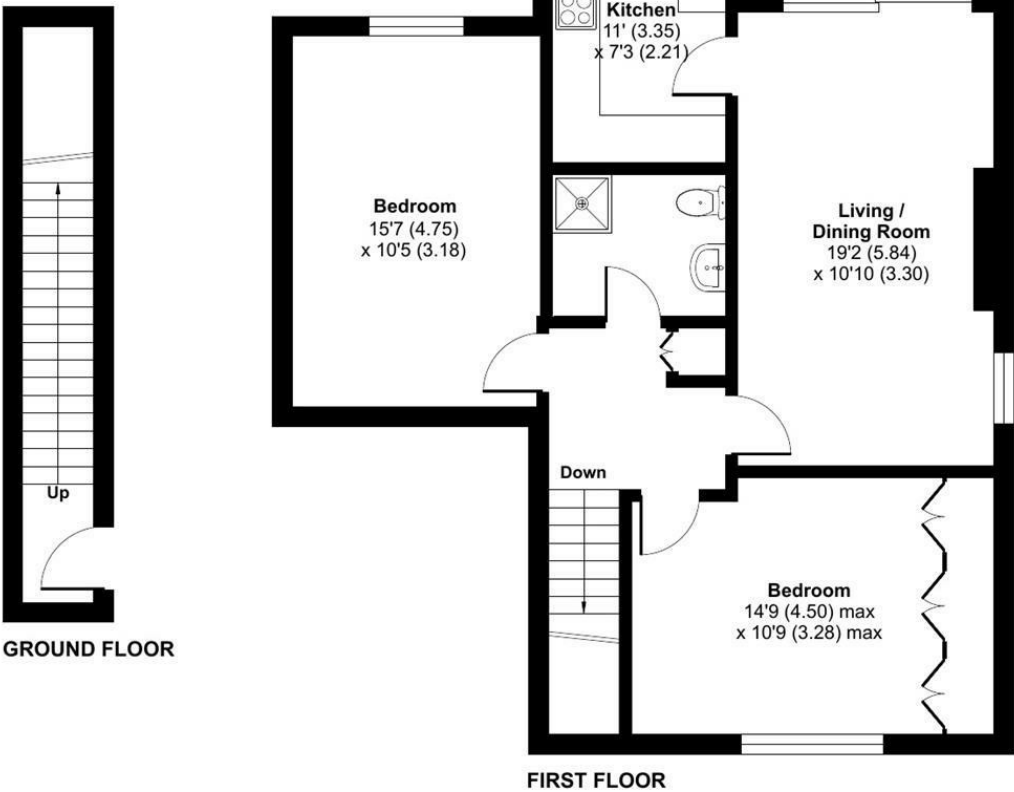
CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles

Chestnut Avenue, Guildford, GU2

Approximate Area = 851 sq ft / 79.1 sq m

For identification only - Not to scale



LOCAL AUTHORITY

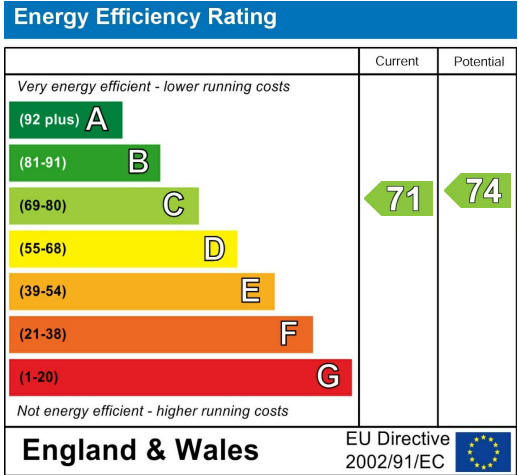
Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected



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

CG GUILDFORD OFFICE

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DIRECTIONS

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

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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