



5 Rivett Drake Close, Guildford, Surrey, GU2 9LF



# 5 Rivett Drake Close

QUEEN ELIZABETH PARK, GUILDFORD, SURREY, GU2 9LF

Situated in the heart of the well-regarded Queen Elizabeth Park development, 5 Rivett Drake Close is a spacious and distinctive apartment with the rare advantage of a large, south-facing roof terrace. Offered to the market with no onward chain, the property is located in a well-maintained block that benefits from lift access and allocated parking.

Queen Elizabeth Park itself has a rich history. Formerly a Ministry of Defence barracks and depot from 1941 to 1993, it housed the Auxiliary Training Service, the Women's Royal Army Corps, and the 3 Map Depot. In 1993, the 57-acre site was sold for residential development, and over the following years, Linden and Laing Homes transformed it into a vibrant community with plenty of open green space and mature trees. This particular property has remained in the same ownership since it was built.

Upon entering, you're welcomed into a hallway with a large storage cupboard, ideal for coats and everyday essentials. The hallway leads to two generous double bedrooms and a spacious reception room, which measures an impressive 25' x 11'. This triple-aspect room offers ample space to live and dine, and features direct access to a balcony—also accessible from the second bedroom. The kitchen, accessed from the reception room, is fitted with classic shaker-style units and includes a double electric oven, gas hob with cooker hood, washing machine, dishwasher, fridge freezer, laminated worktops, and a stainless steel sink and drainer.

The master bedroom features double doors opening to a Juliet balcony, a built-in wardrobe, and a modern four-piece en-suite comprising bath, walk-in shower, WC, and basin vanity unit. The second bedroom also includes built-in storage and benefits from access to a Jack and Jill bathroom, which serves the rest of the apartment and features a three-piece shower suite with WC and basin vanity unit.

A staircase from the reception room leads to a galleried living area on the first floor, which is also triple aspect and offers flexible use as a living room, home office, or occasional guest bedroom. From here, you step out onto a truly unique south-facing roof terrace, measuring approximately 25' x 20'. This elevated outdoor space provides far-reaching views across the area and beyond, making it an ideal spot to relax, entertain, or socialise—a standout feature rarely found in apartments.

This is a rare opportunity to acquire a distinctive and unique apartment in a well-regarded residential development.

Tenure: Leasehold

Lease: 125 years from 24th June 2003

Service Charge: £3,400 per annum, plus an estate charge of £360 per annum

Ground Rent : £250 per annum

- Spacious and unique apartment, offered with no onward chain
- Two double bedrooms – principal with en-suite; second with Jack & Jill shower room
- Versatile galleried room – perfect as an additional living space, guest bedroom or home office
- Located in the well-regarded Queen Elizabeth Park development
- Large south-facing roof terrace with far-reaching views, plus a separate balcony
- Generous triple-aspect reception room, ideal for living and dining
- Lift access and allocated parking
- EPC Rating: C – energy efficient and cost-effective

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council - Tax Band C

**Services:** All mains services are connected to this property















## SITUATION

5 Rivett Drake Close enjoys a prime position within the popular Queen Elizabeth Park development, just north of Guildford town centre. This well-established residential area offers a peaceful, green setting with excellent access to local amenities, transport links, and leisure facilities.

Queen Elizabeth Park is a thoughtfully designed community, developed on the site of a former Ministry of Defence barracks. Today, it features tree-lined avenues, landscaped open spaces, and a welcoming village-like atmosphere. Within the development itself, residents benefit from a Tesco Express for everyday essentials and a Nuffield Health Fitness & Wellbeing Gym, which includes a swimming pool, sauna, steam room, and a wide range of fitness classes and personal training options. Guildford town centre is just a short drive or bus ride away and offers a wealth of amenities. These include The Friary shopping centre, Guildford High Street with its mix of independent boutiques and national retailers, and a wide selection of restaurants, cafés, and pubs. Cultural attractions such as Guildford Castle, G Live, and Guildford House Gallery.

In terms of outdoor pursuits, the River Wey towpath and North Downs Way provide scenic walking and cycling routes directly accessible from the town. Families and sports lovers will appreciate the nearby Guildford Spectrum, offering swimming, ice skating, bowling, and more.

Excellent transport links include Guildford mainline station, with fast services to London Waterloo in around 35 minutes, and easy access to the A3 and M25 for road travel. The area is also well-served by reputable schools and close to the University of Surrey and Royal Surrey County Hospital, making it ideal for professionals, families, and investors alike.






## DIRECTIONS

From Guildford town centre, head north on Woodbridge Road (A322). At the Ladymead junction, near B&Q and the Jaguar garage, turn left onto Ladymead (A25) and follow the road towards the A3. Stay in the right-hand lane, following signs for the A322, and pass under the A3. Bear left to remain on Worplesdon Road (A322). Continue along Worplesdon Road, passing Sainsbury's on your right, then go straight through the traffic lights. You'll pass a parade of shops on your left and the Shell petrol station shortly after. Turn right into Johnston Walk, which becomes Forster Road as you enter Queen Elizabeth Park. Turn right onto Macdowall Road and follow it until you reach a green. Rivett Drake Close is located on your left-hand side.

**A spacious and well-appointed apartment in Queen Elizabeth Park, featuring a rare and impressive south-facing roof terrace with far-reaching views, plus a separate balcony —offered with no onward chain.**

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>	78	79
(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		
England & Wales		EU Directive 2002/91/EC 





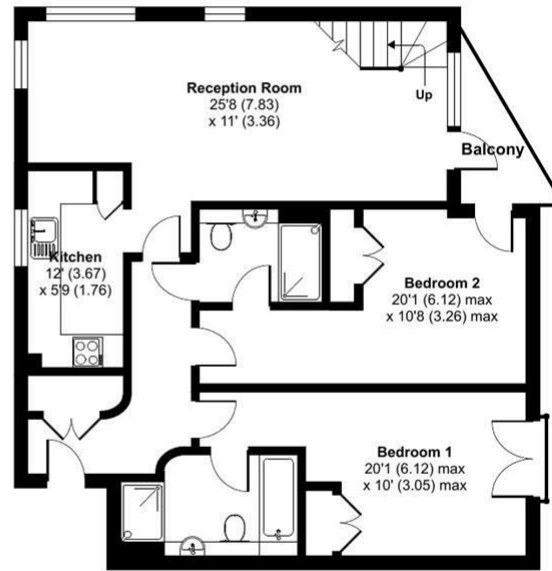
## Rivett Drake Close, Guildford, GU2

Approximate Area = 1067 sq ft / 99.1 sq m (excludes void)

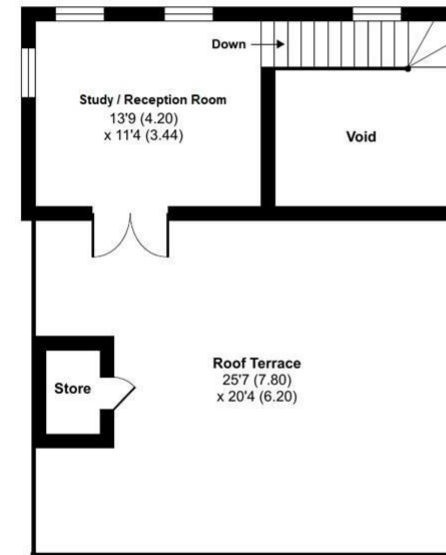
Outbuilding = 17 sq ft / 1.6 sq m

Total = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1329115

### 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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