

# The Bellairs Apartments, Guildford, Surrey

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A beautifully appointed, **luxury apartment in a historic conversion** on the doorstep of the River Wey in the heart of Guildford.

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Knight Frank are pleased to offer this two bedroom apartment in the former Guildford School of Acting and approximately 500 yards from Guildford High Street.

### Summary of accommodation

Entrance hall | Kitchen/dining/living room | Principal bedroom with en suite bathroom  
One further bedroom | Family bathroom | Single garage

**Outside:** Garage

### Distances

Guildford's High Street 350 yards, River Wey 175 yards

Guildford Mainline Station 0.4 miles (from 32 minutes to London Waterloo)

London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo)

A3 northbound 1.5 miles, A3 southbound 1.2 miles, M25 (Junction10) 10.6 miles

Heathrow Airport 23.8 miles, Gatwick Airport 25.5 miles

(All distances and times are approximate)



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## Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. The River Wey is 175 yards from the apartment with lovely walking routes along the waterway, and there is the option of gentle river cruises, or for the more adventurous and active, paddleboarding or even competitive rowing from Guildford Rowing Club.

From the apartment, the lower end of Guildford's historic High Street is within 350 yards with extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.



## Schools

Tormead  
 Guildford High School  
 George Abbott School  
 Lanesborough Preparatory School  
 Royal Grammar School  
 St Peters Catholic School  
 St Thomas of Canterbury Catholic School

Guildford County School  
 Pewley Down Infant School  
 Boxgrove Primary School  
 Holy Trinity Junior School  
 St Catherine's  
 Charterhouse  
 Aldro

## Amenities

Yvonne Arnaud Theatre  
 G Live  
 Pit Farm Tennis Club  
 Merrow Tennis Club  
 Surrey Sports Park

Spectrum Leisure Centre  
 Bramley Golf Club  
 West Surrey Golf Club  
 Guildford Golf Club  
 Worplesdon Golf Course

## The property

The Bellairs Apartments is a sympathetic conversion of just eleven unique apartments by Dorking-based Reside Developments. The original building with its imposing Victorian façade dates from 1885 and was originally called St Nicolas Parish Hall and Working Men's Club. In the late 19th century it was converted into a theatre for amateur productions. It was more recently home to The Guildford School of Acting & Dance, originally known as the Grant-Bellairs School of Dance and Drama after its founders. Formed in London in 1935, the school was relocated to Guildford in 1945 as a result of World War II and the building became known as The Bellairs Playhouse. In 2010 the GSA became a subsidiary company of the University of Surrey and moved to new premises including a wonderful new theatre called the Ivy Arts Centre situated at the University Campus.

With famous alumni such as Bill Nighy, Celia Imrie, Brenda Blethyn and Michael Ball having tread its boards in the past, the former home to the Guildford School of Acting is certainly rich in its history of the performing arts. Today, virtually every West End production features performers who trained at GSA.

No. 4 is a luxury two-bedroom apartment. The spacious open plan kitchen, dining and living area is designed to make the most of flexible living and features tall ceilings and large windows allowing the light to flood in.

There are two double bedrooms each serviced by its own bath/shower room. The principal bedroom also has its own dressing area.

Our clients have recently added new Sanderson shutters to all the windows, as well as new carpets in the bedrooms.

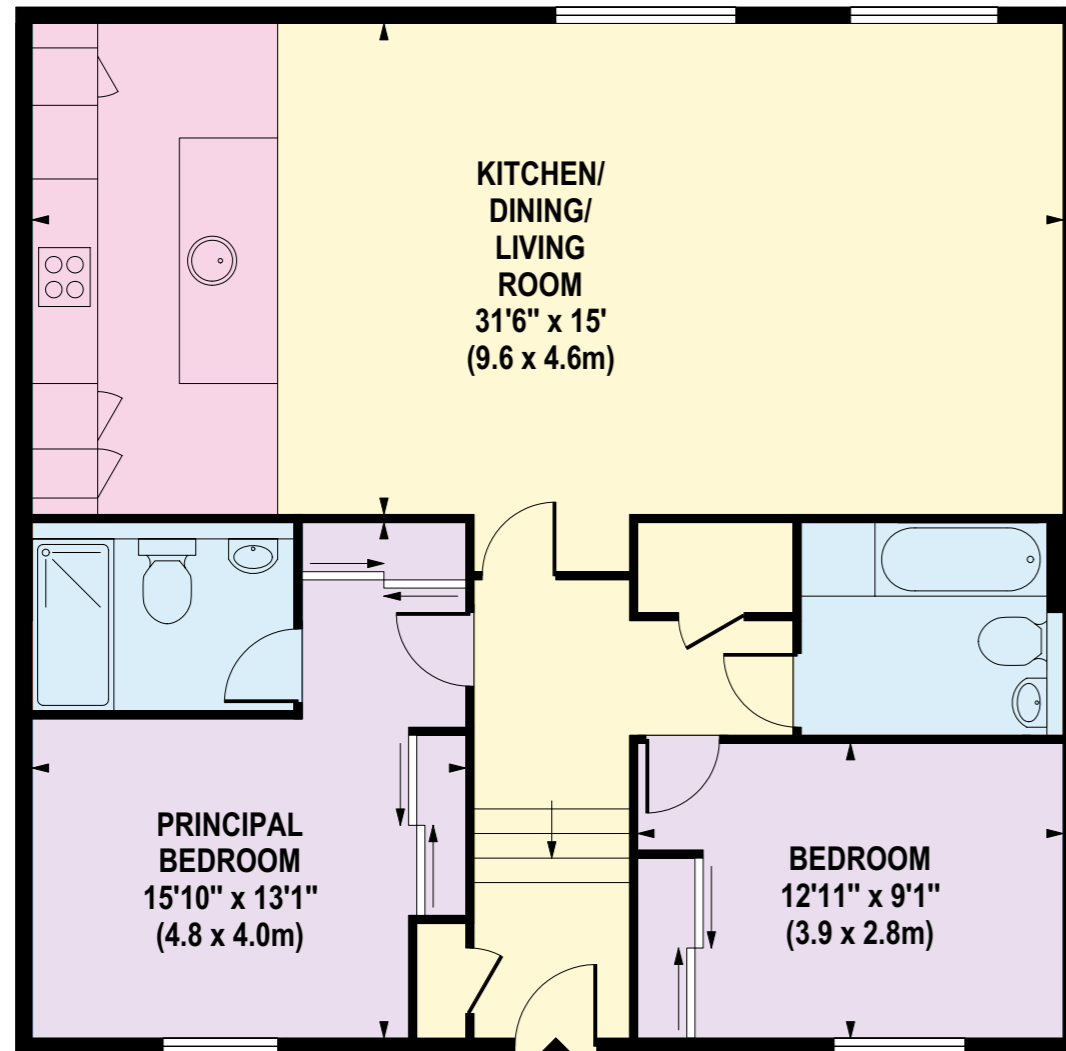
The apartment has its own garage, which is situated just 100m from Bellairs at the North end of Millmead Terrace. The garage has a remote controlled electric roller shutter metal door, fluorescent tube lighting and double socket power. There is also secure storage within the external basement accessed from the courtyard enabling storage of bulky items such as golf clubs within allocated lockers. The apartment offers excellent proportions throughout with high ceilings and large windows with wooden shutters and approximately 1,480 square feet of accommodation.



### Approximate Gross Internal Floor Area

977 sq ft / 91 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

## Specification

### Kitchens

- Contemporary kitchens from Alno with Silestone quartz antibacterial worktops and splashbacks
- Stainless steel integrated Siemens multifunction oven and black flush finish induction hob
- Stainless steel Siemens combination microwave
- Integral extractor fan
- Integrated washer dryer, dishwasher and full height fridge/freezer
- Stainless steel designer sink bowl with separate drainer
- Veda polished chrome mono bloc mixer taps with swivel/extendable spout
- Separate wine cooler with glazed door
- Under cabinet and low level lighting to create mood lighting, all with LED lamps
- All appliances controlled by central grid switch

### Bathrooms

- Villeroy & Boch white wall mounted sanitary ware
- Veda polished chrome thermostatically controlled showers with rain showerheads
- En suite to main bedroom with walk in wet room-style shower
- Glass frameless shower and bath screen
- Veda chrome ceramic disc lever taps with flip effect wastes
- Anthracite finish ladder towel radiator on separate heating circuit
- Vanity unit with mirror over basin to main bathroom. Shaver point adjacent to basin
- Vanity unit and flush fitted cabinet with lights to principal bedroom en suite
- Ceramic tiles to bathroom floors and walls where the sanitary ware is mounted
- All floors have increased insulation to achieve a significant noise reduction above regulations.
- Each window has been replaced with a traditional style double glazed wood frame with excellent heat and sound insulation

### Electrical

- All lamps throughout the development incorporate low energy LED's
- 5A lighting circuit to living room and principal bedroom

- Downlighters installed to kitchens and bathrooms. Other rooms have a selection of down lighters, uplighters, wall lights and pendants
- Satellite outlets with centrally positioned dish provided to master bedroom as well as living room
- Intelligent wiring circuits allow mood lighting settings to kitchen, dining and living room

### Courtyard

- Bin store at the entrance to the courtyard with electronically operated roller shutters
- Access to basement room with lockers for additional storage

### General

- SMART HOME HUB is a sophisticated automation system that brings the control of your heating, hot water, lighting and smoke detection into one easy to use solution. It also uses up to 30% less energy and creates fewer CO<sub>2</sub> emissions as well.
- Underfloor heating throughout
- Every room has the ability to be separately and accurately thermostatically controlled
- Central boiler system with individual apartment controls
- Walnut veneered entrance doors with high security locks
- Walnut veneered internal doors with contemporary chrome fittings
- Deep rebated skirting and matching architrave
- Karndean wood effect flooring to living areas and bedrooms
- Fully glazed door to living room
- All windows are new with factory applied paint for reduced maintenance and better quality finish
- The sash windows in particular are formed in the traditional manner with lead weights
- Woodwork finished in French grey satin with walls in lighter shade with white ceilings
- Solid finish to floors formed with an acoustic screed

## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

## Directions (Postcode: GU2 4AY)

From Guildford's lower high street head north-west on Millbrook towards Onslow using the left lane to turn left onto Onslow Street. Continue using the left hand lane and turn left onto Park Street which then merges into the Portsmouth Road. Follow this for about 0.3 miles taking the second left into Millmead Terrace just before the Guildford United Reformed Church where The Bellairs Apartments can be found at the end of the road.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Leasehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band D

**EPC Rating:** B



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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