

# Langton Priory, Guildford, Surrey

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An outstanding, **high quality** apartment set in a quiet and private position.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/sitting room | Principal bedroom suite  
Double bedroom | Family bathroom

**Outside:** Large communal garden | Parking

## Distances

Guildford High Street 0.6 miles, Guildford Mainline Station 0.8 miles  
(from 37 minutes to London Waterloo), Guildford London Road Station  
1.5 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.8 miles,  
M25 (Junction 10) 11.1 miles, Heathrow Airport 24.3 miles,  
Gatwick Airport 26.7 miles, Central London 34.3 miles  
(All distances and times are approximate)



**Knight Frank Guildford**  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Morten Boardman**  
01483 617930  
[morten.boardman@knightfrank.com](mailto:morten.boardman@knightfrank.com)

**James Ackerley**  
01483 617920  
[james.ackerley@knightfrank.com](mailto:james.ackerley@knightfrank.com)





## The property

9 Langton Priory is an elegant apartment, finished to the highest of standards in 2016 by Newcourt Residential. Impeccably presented, the property consists of a wonderful open plan living/kitchen room, two spacious bedrooms and a family bathroom, the principal bedroom benefits from a dressing area and en suite shower room. The well-proportioned accommodation is light with high ceilings and a modern yet classic décor.

Outside, there is secure, gated parking alongside a further communal garden overlooking the river Wey. The property is 0.8 from Guildford mainline station and 0.6 from Guildford High Street.





## Schools

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

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

## Amenities

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

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













## Services

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

## Property information

**Tenure:** Share of Freehold, 982 years remaining

**Service Charge:** £1,800 per annum

**Ground Rent:** N/A

**Local Authority:** Guildford Borough Council

**Council Tax:** Band E

**EPC Rating:** D

## Viewings

Only by appointment through Knight Frank.

## Directions (GU2 4AA)

From Guildford Station head south on Walnut Tree Close towards Bridge Street/A322.

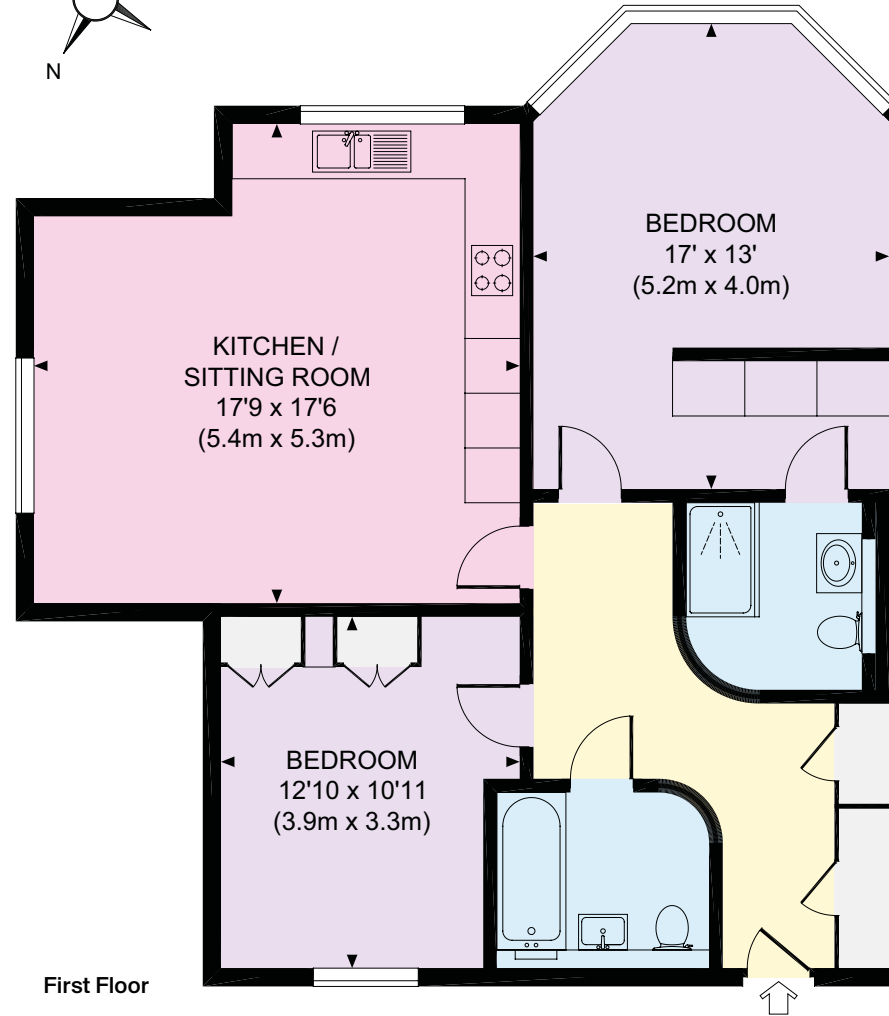
Turn left onto Bridge Street/A322. Turn right onto Onslow Street/A322. Take the left onto Park Street/A3100 and follow for 0.6 miles where you will need to turn left where it will be signed Langton Priory.



## Approximate Gross Internal Floor Area

884 sq ft / 82.1 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.



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



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 2022. Photographs dated August 2022.

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