

# The Bellerby Apartments, Guildford, Surrey

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# A modern two bedroom apartment above Waitrose in central Guildford with a private balcony.

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## Summary of accommodation

**First Floor apartment:** Entrance hall | Open plan kitchen/living/dining room | Utility cupboard | Two bedrooms (one en suite) | Main Bathroom

**Outside:** Balcony | Communal roof terrace | Secure car-parking with allocated space | Lift access

## Distances

Guildford's High Street 0.3 miles, Central London 29.8 miles

London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), Guildford station 0.4 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 1.6 miles, M25 (Junction 10) 8.7 miles

Heathrow Airport 21.9 miles, Gatwick Airport 25.4 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.

Guildford provides 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

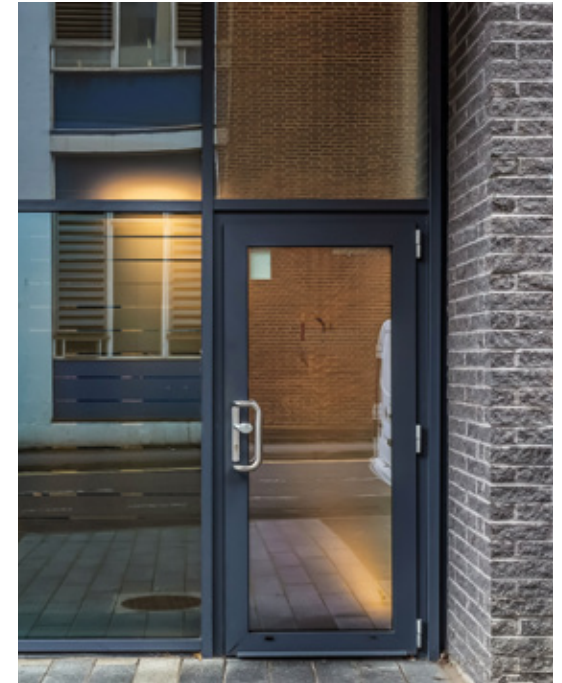
Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The property

The Bellerby Apartments is an exciting development in the heart of Guildford, Surrey's county town, bringing a dramatic and vibrant new dimension to the centre of this historic community. As part of a landmark project, The Bellerby Apartments is a striking new addition to the range of buildings in Guildford's town centre and is a unique collection of just 45 exceptional apartments. These distinctive apartments combine inspired architecture with modern living, pushing the boundaries of design yet respecting the rhythm of the existing streetscape.







Arranged over four storeys, with a spacious communal terrace at the centre of the building, almost every property also opens onto its own private balcony or terrace, and secure car parking is provided in the basement, with lift access throughout.

Perfectly placed, just a short walk from the town's bustling and beautiful High Street, and the station, residents are perfectly positioned to take advantage of all that Guildford has in store.

Found on the first floor, the property opens into the entrance hallway with a useful laundry cupboard with power and water connections, and the open-plan living space is found to the left. The kitchen has integrated NEFF appliances, and there is plenty of space for dining and the reception space offers room for relaxing and entertaining with full-height windows that allow natural light to fill the room, and a door leads out to the private balcony. The two bedrooms have fitted wardrobes, and the principal of which has an en suite shower room and there is a family bathroom which services the second bedroom.









## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating. No pets are permitted in the building.

## Directions (Postcode: GU1 4PT)

From our Knight Frank office in Guildford head south-west on the A3100/ High Street for 0.1 miles then continue onto North Street. After 0.1 miles turn right onto Haydon Place then take the first left onto Leapale Lane where you will find The Bellerby Apartments on your right-hand side.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Leasehold

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

**Council Tax:** Band C

**EPC Rating:** B





# Specification

## Kitchen

- Individually designed layouts
- Stone worktop surfaces with upstands
- Feature LED lighting to underside of wall units
- Stainless steel under mount sink with chrome finish mono bloc mixer tap
- Recessed LED downlighters
- Porcelanosa ceramic floor tiling
- Neff 4 zone induction hob
- Wall mounted stainless steel extractor hood
- Neff stainless steel multifunction single Oven
- Neff microwave oven
- Neff Integrated fridge/freezer
- Neff Integrated dishwasher
- Neff Integrated washer/dryer

## Bathrooms

- Porcelanosa designed white suite bathrooms
- Smart baths with overflow bath filler and tiled bath panel
- Fixed overhead thermostatically controlled shower unit with glass screen
- Recessed hand shower set
- Wall mounted WC with chrome dual flush plate, concealed cistern, soft closing seat and cover and recessed shelving above
- Wall hung washbasin with mixer tap and pop up waste and pull out drawer storage unit
- Chrome ladder style thermostatically controlled heated towel rail
- Full height Porcelanosa ceramic wall tiling and flooring
- LED downlighters

## En Suites

- Low profile shower tray enclosed with glazed screen
- Chrome concealed thermostatic mixer and adjustable shower head

- Wall mounted WC with chrome dual flush plate, concealed cistern and soft closing seat and cover and recessed shelving above
- Wall hung washbasin with mixer tap and pop up waste
- Chrome ladder style thermostatically controlled heated towel rail
- Full height Porcelanosa ceramic wall tiling and flooring
- LED downlighters

## Laundry cupboard

- Power and water connections to each laundry cupboard off the hallway with shelving, light and power point.

## Electrical

- Recessed LED downlighters to all bathrooms, en-suites, kitchens, living area and hallways with pendants to bedrooms
- Satin nickel appliance grid switch and sockets in kitchen
- Satin nickel light switches throughout
- TV/FM and satellite point to living room. Prewired loop to activate video/DVD to be received at any TV point
- Telephone and TV points to all bedrooms and living room

## Heating

- Wet under floor heating

## Interior finishes

- Walnut veneer apartment entrance and internal doors and satin polished door furniture and hinges
- White satin painted skirting and architraves throughout
- Fitted mirrored wardrobes with sliding doors to principal bedroom
- Carpet floor finishes to the bedrooms

## Balconies/terraces

- External power point and lighting
- Paving to terrace
- Multiple power sockets
- Uplighters
- Outside tap
- External power point and lighting
- Paving to terrace

## External finishes

- Landscaped amenity deck designed by Hillier Landscapes at first floor level with access provided for 38 apartments
- Communal bin storage at ground level
- Communal television aerial and satellite dish
- Josta double stacking cycle locks – 16 in basement and 24 at ground level

## Security

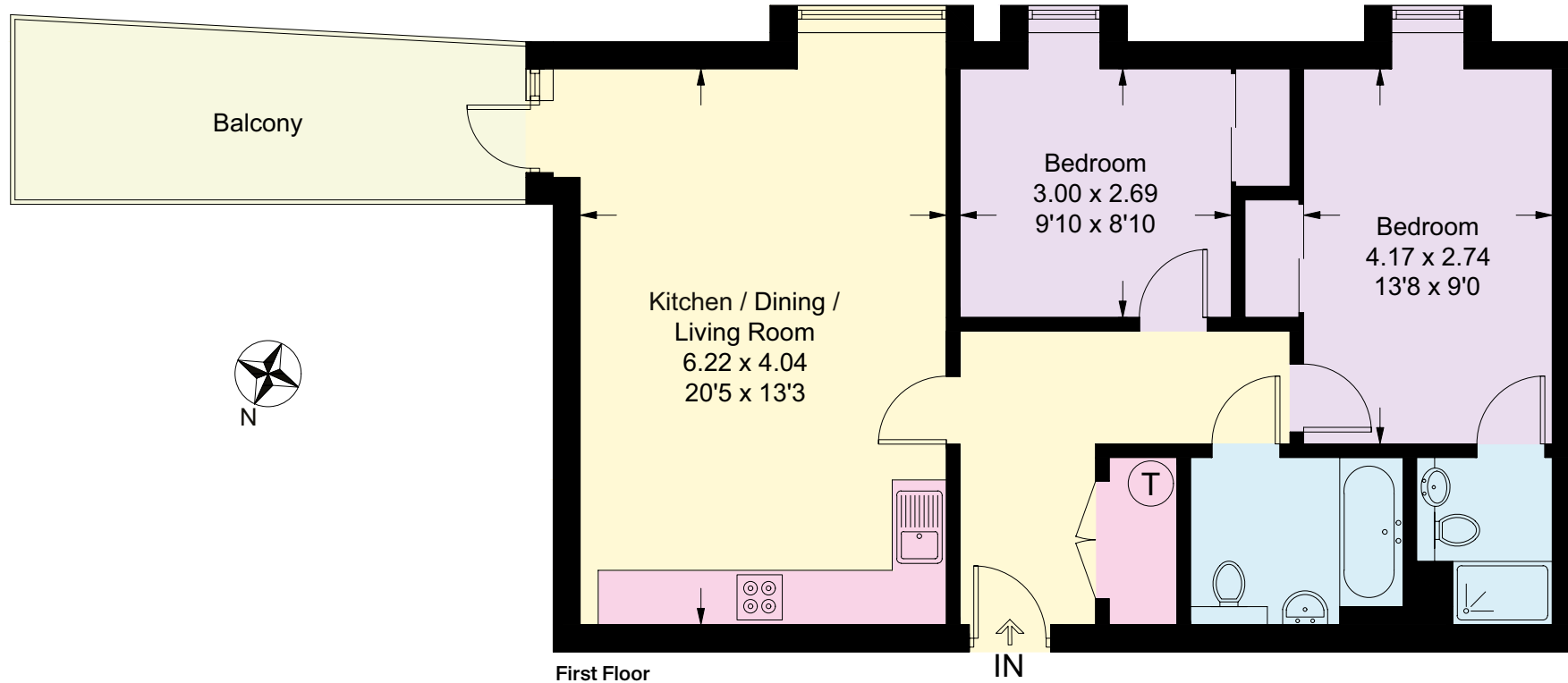
- Electric gated entrance from College Road to secure basement car parking
- Audio/video entry system viewed by individual apartment handset/screen
- Apartments pre-wired for intruder alarm
- Smoke alarms hardwired to mains with battery back-up
- Multi point locking and spy hole to apartment entrance door
- Sensor activated lighting to communal areas and corridors

## Approximate Gross Internal Floor Area

68.0 sq m / 732 sq ft

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 August 2023. Photographs and videos dated July 2023.

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