



The Bellerby Apartments  
Guildford | GUI



**A two bedroom  
apartment  
above Waitrose  
in central  
Guildford with a  
substantial roof  
terrace.**





# 34 The Bellerby Apartments

## Leapale Lane

### Guilford | Surrey | GU1 4PT

Entrance hall

Kitchen/living room

Principle bedroom with en suite

Guest bedroom

Family bathroom

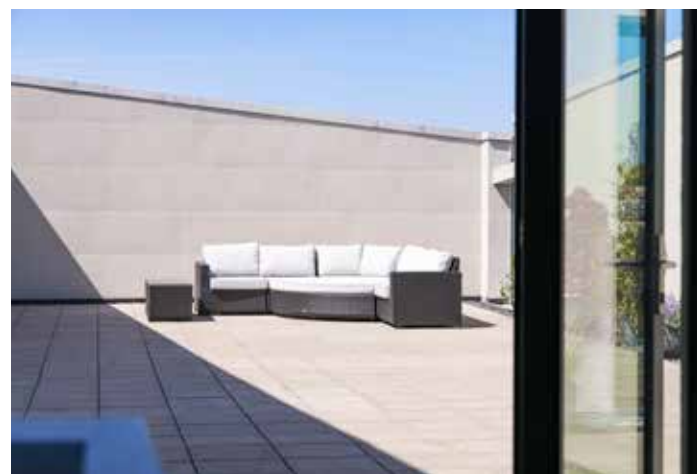
Substantial roof terrace of 1,325 sq ft

Parking



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# The Property

The Bellerby Apartments is an exciting new development in the heart of Surrey’s county town, bringing a dramatic and vibrant new dimension to the centre of this historic community.

As part of a landmark project to bring the fi rst Waitrose into central GU1, it is set to become an iconic destination for all residents of the Guildford area.

A striking new addition to the range of buildings in Guildford’s town centre, The Bellerby Apartments is a unique collection of just 45 exceptional apartments above a state-of-the-art Waitrose supermarket.

These distinctive one and two bedroom homes 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. Just a 5 minute walk from the town’s bustling and beautiful High Street, and 10 minutes from the station, residents are perfectly positioned to take advantage of all that Guildford has in store.

## 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



# The Property Contd.

## 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 master bedroom
- Carpet floor finishes to the bedrooms

## BALCONIES/TERRACES

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

## BALCONIES/TERRACES

- 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





## 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.

## Situation

Guildford High Street 0.1 miles , Central London 30.0 miles, Guildford main line station 0.4 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), A3 (Guildford) 0.9 miles, M25 (Junction 10) 8.7 miles, Heathrow Airport 21.9 miles, Gatwick Airport 24.8 miles (all times and distances are approximate).

## 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, Worplesdon Golf Course.



## Services

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

## EPC

Rating - B

## Local authority

Guildford Borough Council 01483 505050

## Viewings

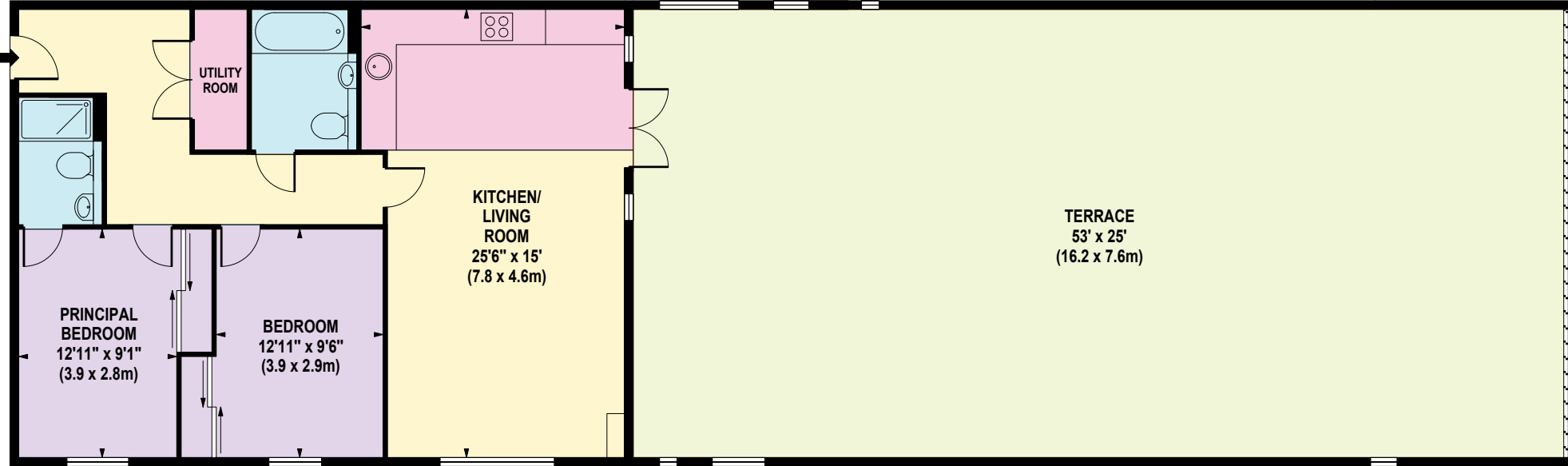
Strictly by appointment with the agent.

## Directions (GUI 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.



**APPROX. GROSS INTERNAL FLOOR AREA 880 SQ FT / 82 SQ M (MAIN HOUSE)**  
**APPROX. GROSS INTERNAL FLOOR AREA 1325 SQ FT / 123 SQ M (TERRACE)**  
**APPROX. GROSS INTERNAL FLOOR AREA 2205 SQ FT / 205 SQ M (TOTAL)**  
This plan is for guidance only and must not be relied upon as a statement of fact.



SECOND FLOOR

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**We would be delighted to tell you more.**

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