

TERRA COTTA

Independent Estate Agents

63D Westminster Court, Sydenham Road, Guildford, Surrey GU1 3RY



A very spacious & superbly presented 2 double bedroom penthouse flat with secure underground parking & great views over Guildford, located in a quiet area within walking distance of the High Street. Accommodation on the 2nd floor comprises an entrance hall, very large sitting room/dining area with a stunning feature 4 pane window overlooking Guildford's rooftops & solid oak flooring, a recently fitted high specification charcoal kitchen with washer/dryer & slimline dishwasher, a large double bedroom with fitted wardrobes & feature bay window & a well fitted family bathroom with bath, wall mounted shower & underfloor heating. A further staircase then leads up to the top floor, which offers a large double bedroom with feature triangular window with velux windows to either side open plan to a dressing area with fitted wardrobes & eaves storage & an ensuite bathroom with bath & separate large walk-in shower cubicle, velux window & underfloor heating. The property benefits from one secure underground parking space & a ground floor secure store (for bikes/golf clubs etc.). Must be seen !

Directions :

From our office in Shere, proceed along Middle Street towards the T-junction. Turn left onto Upper Street and follow the road to the A25, turning left towards Guildford. Continue for circa 2 miles, up over Newlands Corner, turning left just over the brow of the hill into Trodds Lane. Follow the road for into Merrow village, taking the 1st exit at the roundabout towards Guildford. Continue straight on for a couple of miles, go straight through the traffic lights, then take left into Jenner Road (opposite Papa John's). Follow the road up the hill past the Mount Alvernia Hospital, turning right, then after a further 150 yards turn right into Brodie Road. Turn right at the end into Sydenham Road (which is one-way) where you will find 63D Westminster Court on your left, opposite The Albany pub (with paid parking available just after, on the left).

Price £2,500 pcm Part-Furnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,

Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - C

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)
On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent. Terra Cotta cannot be held responsible for any misstatement, error or omission.