



**63D Westminster Court, Sydenham Road,
Guildford, Surrey GU1 3RY
Price £550,000 Leasehold (173 years remaining)**

TERRA COTTA
Independent Estate Agents

Property Description :

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).

Situation :

The historic market town of Guildford on the banks of the River Wey is a popular choice for commuters. The quaint cobbled high street is lined with an array of shopping, leisure & cultural attractions including the Westfield, Surrey Sports Park, The Lido & G-Live. London Road station & Guildford Mainline station offer services to London Waterloo, the latter with fast & frequent trains. The A3 is within a mile and Junction 10 of the M25 within about 8 miles. There are an abundance of outdoor spaces including Stoke Park, Pewley Downs & The River Wey. Guildford is on the edge of The Surrey Hills, famed for its incredible beauty spots & cultural offerings including many National Trust properties.



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		

Council Tax - Guildford Borough Council - Band C - £2,122.67 per annum (2025-26)

Leasehold – 215 years from September 1983 (173 years remaining)

Service Charge £2594 per annum (to include Ground Rent)

All Mains Services

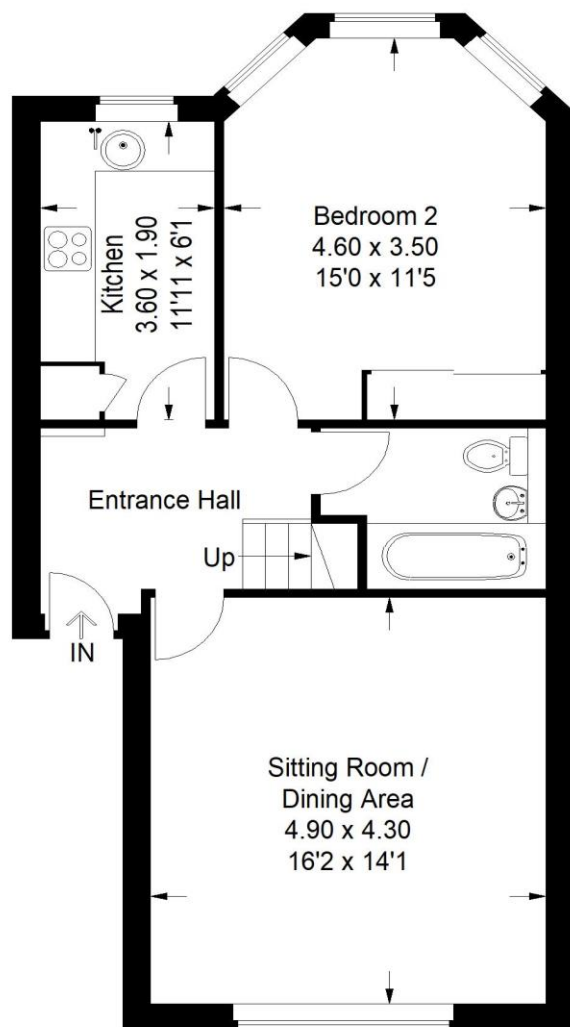
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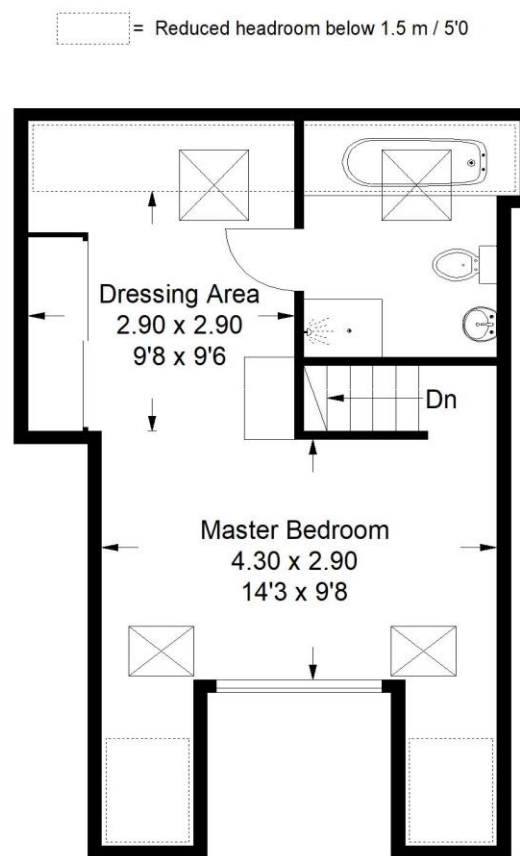
ENTRANCE TO UNDERGROUND PARKING

Please call 01483 205150 to arrange a viewing

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Second Floor



Third Floor

**APPROX. GROSS
INTERNAL FLOOR AREA
1002 SQFT / 93 SQM**

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm