



10 Merrow Heights, Epsom Road, Guildford, Surrey, GU1 2RE
Guide Price: £315,000 Leasehold



A PENTHOUSE APARTMENT IN AN IDEAL RESIDENTIAL LOCATION ON THE OUTSKIRTS OF GUILDFORD, BENEFITING FROM A BALCONY WITH FANTASTIC VIEWS

Reception hall - Private entrance hall - Cloakroom - Open plan lounge/kitchen with access to balcony - Fully-fitted modern contemporary kitchen - Double bedroom with access to balcony - En suite bathroom - South-facing paved balcony - Allocated parking space - Lift to all floors - Council Tax band: G

Lease: 134 years - Service charge: £555 per 3 months - Ground rent: £100 per 6 months

Situated in the popular, thriving community of Merrow on the outskirts of Guildford town centre is this penthouse apartment that offers spacious accommodation with high ceilings and huge windows that allow plenty of light to flood in. The fabulous apartment has a variety of great benefits, including an open plan kitchen/living room, a superb modern contemporary kitchen, an en suite bedroom and an amazing south-facing balcony that runs the width of the flat and provides fantastic views.

There is also a lift to all floors in Merrow Heights, as well as an allocated parking space. Both the living room and the bedroom have a glazed sliding door that opens onto the generous paved balcony, presenting you with a superb outdoor area.

Guildford is a vibrant, friendly and welcoming town that sits on the River Way and is well-known for its historic cobbled High Street, and is home to a wide range of shopping outlets, boutiques and high street names, restaurants, bars and cafes. There is also a plethora of leisure and sports opportunities available. Schooling in the area is excellent and includes Merrow CofE Infant School, Burpham Foundation Primary School, St Peter's Catholic School, George Abbot School, the Royal Grammar School, Longacre School, Guildford County School and Glebelands School. Within easy reach is the ACS International School, Reeds School, Notre Dame, Parkside and Feltonfleet schools in Cobham, Claremont Fan Court and Milbourne Lodge schools in Esher. Guildford's transport links are second-to-none; its mainline railway station provides regular services to London Waterloo and Victoria (approximately 30 minutes). The A3 and M25 motorway are nearby, leading to central London, Heathrow and Gatwick airports.

GUILDFORD

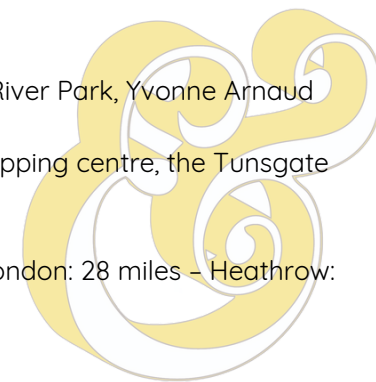
Mainline rail stations with regular services to London Waterloo (approximately 30 minutes)

Good transport links, including the A3 nearby, leading to central London, the M25 and motorway network

Leisure amenities nearby, including Guildford Spectrum Leisure Complex, Guildford Lido, Surrey Sports Complex, Stoke Park, Pewley Down and River Park, Yvonne Arnaud Theatre and Electric Theatre and the Odeon Cinema

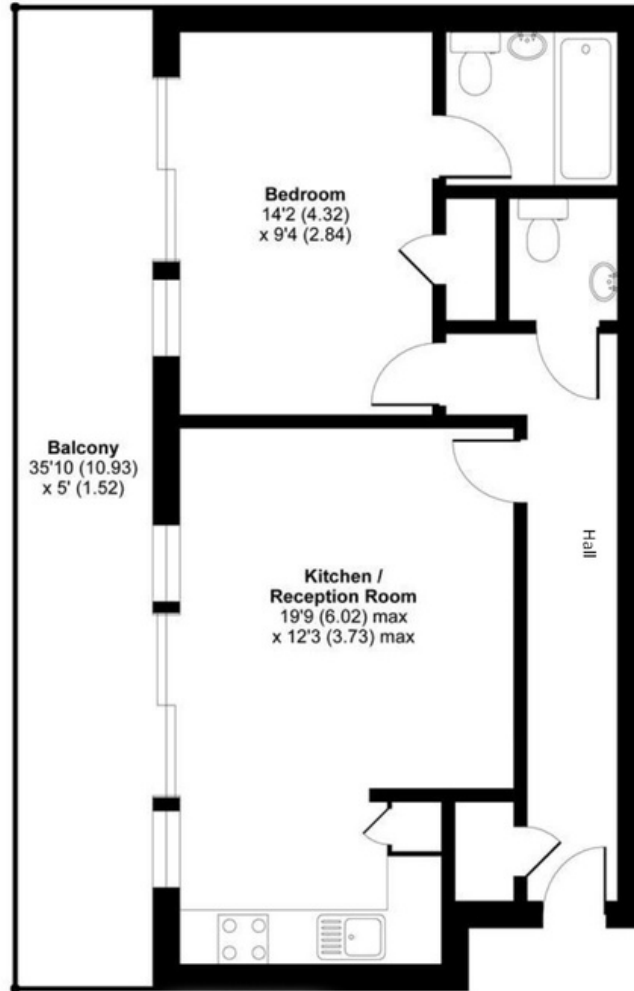
Extensive range of boutiques, high street names, international cuisine and Michelin-starred restaurants, shopping outlets, including The Friary shopping centre, the Tunsgate Quarter and Ladymead Retail Park, and a variety of cosmopolitan cafes and bars

Cobham: 11 miles - Esher: 13.5 miles - Dorking: 12 miles - Woking: 6.5 miles - Godalming: 4 miles - Farnham: 11 miles - Cranleigh: 8 miles - Central London: 28 miles - Heathrow: 25 miles - Gatwick: 24 miles (all distances are approximate)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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