

# 3 PENGILLY HOUSE

Merrow



Chantries  
& Pewleys

ESTATE AGENTS



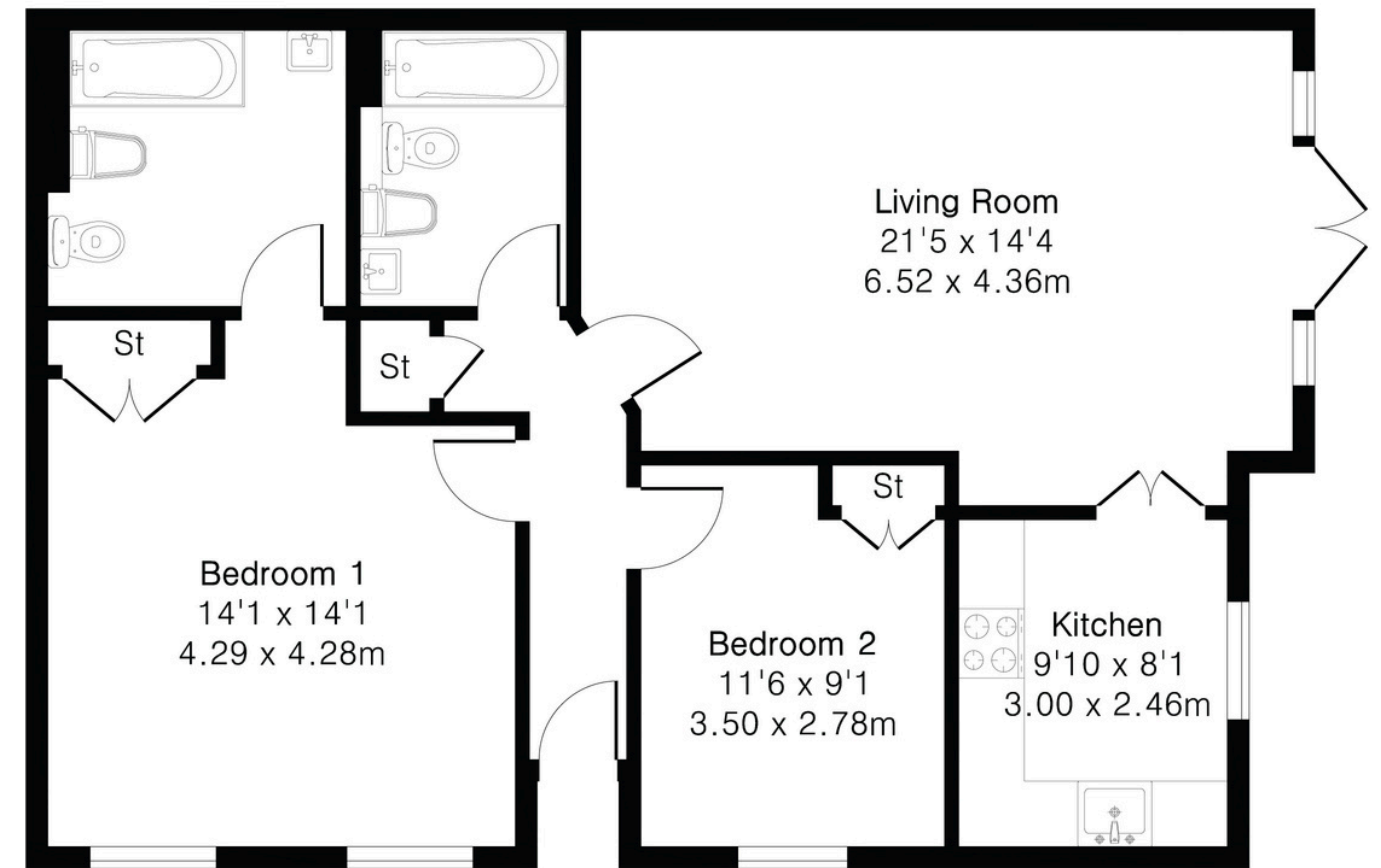
# AT A GLANCE

- Ground floor apartment
- Direct access to communal gardens
- 21ft reception room
- Two bedrooms
- Two bathrooms
- Separate kitchen
- Mature, well-maintained grounds
- Allocated parking

Tenure: Leasehold - 125 years from 24/6/1995  
 Maintenance charge £2131 per annum  
 Ground rent - £500 per annum  
 Council Tax Band: D. EPC: C



**Approximate Gross Internal Area 886 sq ft - 82 sq m**



Ground Floor

"The strength of this flat is the main living space which is generously proportioned and opens straight onto the communal gardens. The period architecture and stunning grounds create a sense of grandeur, while the allocated parking and layout keep day-to-day living straightforward." James Boyden - Chanceries & Pwleys

The reception room is a fantastic feature. At over 21ft in length, it comfortably accommodates both living and dining areas without compromise. Doors open directly onto the gardens, which brings in light and creates an easy connection outside – particularly valuable on a ground floor apartment. The kitchen is set just off the main living space. It is arranged in a practical layout with good storage and worktop space, functioning well as a separate room while remaining easily accessible for day-to-day use.

There are two bedrooms, with the main bedroom offering a generous footprint, built-in storage and an en suite bathroom. The second bedroom works equally well as a guest room or study. There is also a well-proportioned family bathroom. The communal gardens are beautiful and a key part of the overall appeal. They are well maintained and provide a sense of openness rarely found in apartment living. Direct access from the reception room enhances how this space is used.



 Chantries & Pewleys

01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE