



43 Rookwood Court, Guildford, Surrey, GU2 4EL

CLARKE  GAMMON

43 Rookwood Court

PORTSMOUTH ROAD, GUILDFORD, SURREY, GU2 4EL

A bright and spacious one-bedroom first-floor apartment occupying an elevated position within the popular Rookwood Court development, enjoying superb far-reaching views across Guildford and the surrounding countryside. Conveniently situated within easy reach of the town's historic centre, cobbled High Street, mainline station and River Wey, the property also benefits from attractive communal grounds, allocated parking and no onward chain.

The accommodation is approached through an entrance hall with built-in storage, leading through to a generous sitting/dining room measuring over 23 feet in length. The reception room comfortably accommodates both seating and dining areas, whilst a bay window provides an attractive outlook across the town towards the Chantries.

The separate kitchen is fitted with a range of beech-coloured cabinets and work surfaces, incorporating an oven and hob, together with space for additional freestanding appliances. A large window above the sink enjoys further views.

The double bedroom is well proportioned, with a large bay window and fitted wardrobes with mirrored doors providing excellent storage. Completing the accommodation is a shower room, fitted with a corner shower enclosure, wash hand basin and WC.

The apartment is presented in good decorative order, with neutral finishes throughout.

Outside, Rookwood Court stands within established and well-maintained communal grounds, comprising extensive lawns, mature trees and planted borders, providing an attractive and peaceful setting within easy walking distance to the centre of Guildford.

- Bright and spacious one-bedroom first-floor apartment
- Accommodation extending to approximately 704 sq ft
- Far-reaching views across Guildford towards the Chantries
- Allocated Parking
- No onward chain
- Large sitting/dining room with bay window
- Established communal grounds
- EPC: C

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Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected









SITUATION

Rookwood Court is exceptionally well positioned on an elevated stretch just off the Portsmouth Road, placing it within easy walking distance of Guildford's historic, cobbled High Street, where residents can enjoy a wide range of shopping and dining options, from independent cafés and boutique retailers to well-known national brands. The town retains its traditional Friday and Saturday market, together with a regular farmers' market offering locally produced food and produce. Guildford also offers a strong cultural scene, with venues such as G Live and the Yvonne Arnaud Theatre providing year-round concerts, theatre, comedy and community events, all conveniently close by.

For commuters, the development lies around half a mile from Guildford's mainline station, offering fast services to London Waterloo, and benefits from excellent road links to the A3 and A31, providing access towards the South Coast, the M25 and wider motorway network.

Outdoor enthusiasts will appreciate the nearby riverside walks along the Wey, including towpath routes towards St Catherine's and Shalford, together with further walking opportunities through the Chantry's woodland and along the North Downs Way. Guildford lies on the edge of the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering extensive opportunities for walking, cycling and riding through the surrounding countryside. Leisure facilities are also well catered for, including local tennis clubs, Spectrum Leisure Centre and Surrey Sports Park. The area is well regarded for its high-quality schools across both state and independent sectors, making it a highly desirable and convenient setting for a wide range of buyers.



LEASE INFORMATION

Tenure - Leasehold (share of freehold)

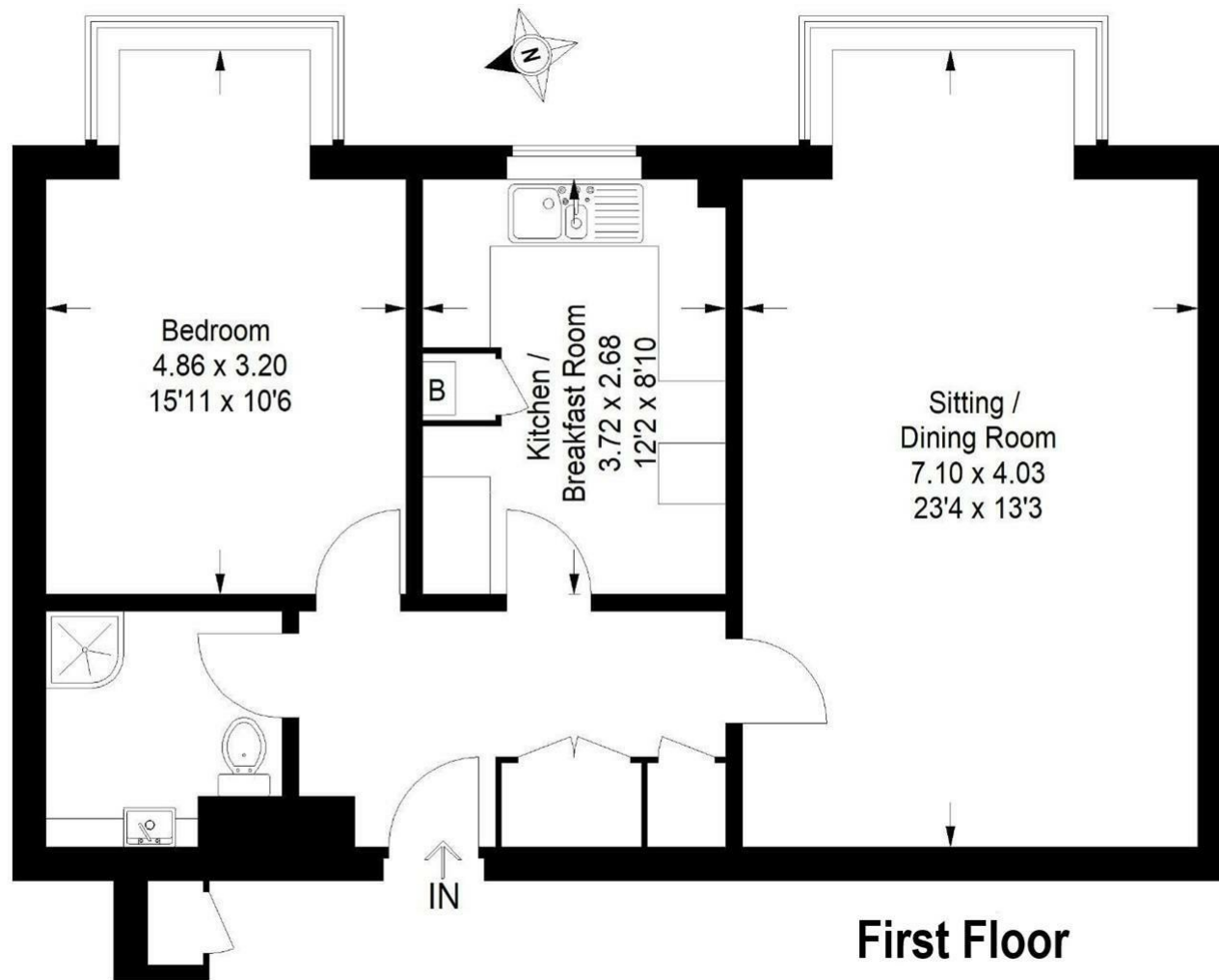
Lease - 999 years from 1981

Service Charge - £2,100 per annum

Ground Rent - N/A

A spacious and well-presented first-floor apartment, enjoying far-reaching views across Guildford, generously proportioned accommodation and a convenient position within easy walking distance of the town centre and mainline station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Rookwood Court

Approximate Gross Internal Area
= 65.4 sq m / 704 sq ft
External Cupboard
= 0.4 sq m / 4 sq ft
Total = 65.8 sq m / 708 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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