



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: 133 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 **outstanding penthouse apartment** offering bright and spacious accommodation, with high ceilings and huge windows that allow **plenty of light to flood in**. This fabulous apartment has a variety of great benefits, including an **open-plan kitchen/living room**, a superb **modern contemporary kitchen**, an impressive bedroom with a **refurbished en suite bathroom**, a refurbished cloakroom and an amazing **south-facing balcony** that runs the width of the flat, **providing fantastic views**, ideal for relaxing on a summer's evening.

There is a lift to all floors in Merrow Heights, as well as an **allocated parking space**. Both the living room and the bedroom have glazed sliding doors that open onto the generous paved balcony, presenting you with a **superb outdoor area for alfresco dining, family gatherings and entertaining**.

Merrow is a **highly desirable residential area** on the eastern edge of Guildford, offering an appealing balance between town convenience and a more **peaceful, village-like atmosphere**. Known for its leafy streets, well-regarded schools and strong sense of community, it is particularly popular with families and professionals alike.

The area benefits from **excellent transport links**, with easy access to Guildford town centre, the A3 for London and the south coast, and nearby mainline train stations providing **fast connections in to London Waterloo**. Despite this connectivity, Merrow retains a **calm, suburban feel**, with plenty of **green open spaces** including nearby countryside, golf courses and scenic walking routes. Local amenities are well catered for, with **a selection of shops, cafés, and everyday conveniences**, while Guildford offers a **wider range of shopping, dining and leisure facilities** just minutes away. The combination of quality housing, access to nature and strong community appeal makes Merrow an attractive and well-rounded place to live.

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

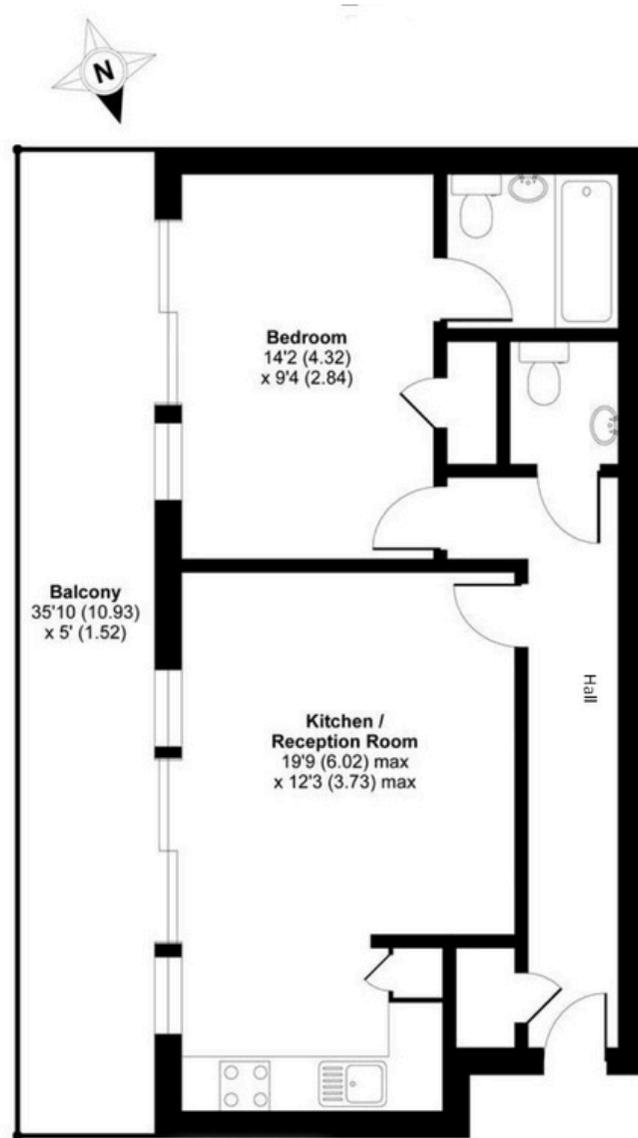
Extensive range of boutiques, high street names, international cuisine and Michelin-starred restaurants, shopping outlets, including The Friary shopping centre, the Tunsgate Quarter and Ladymead Retail Park, and a variety of cosmopolitan cafes and bars

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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