



**2 Sycamore Court, Harvey Road, Guildford, Surrey, GU1 3LU**



# 2 Sycamore Court

HARVEY ROAD, GUILDFORD, SURREY, GU1 3LU

2 Sycamore Court is a well-presented apartment forming part of an established purpose-built development on Harvey Road, one of Charlotteville's most convenient and well-regarded residential roads.

The property is approached via a secure communal entrance, with the accommodation itself arranged in a practical layout, offering good natural light and well-balanced living space. The entrance hall provides useful built-in storage and gives access to the principal rooms. The double aspect sitting/dining room is a generous size, with sliding doors opening onto a covered balcony overlooking the communal grounds.

The kitchen is fitted with a range of eye and base level units, work surfaces, tiled splashbacks, a gas hob, electric oven, stainless steel sink and space for freestanding appliances. There are two double bedrooms, both with built in wardrobes, served by a bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Outside, the property benefits from use of the communal grounds, together with allocated residents parking and ample visitor parking within the development.

- **Spacious apartment in sought-after Charlotteville**
- **Two double bedrooms with fitted wardrobes**
- **Covered private balcony**
- **Allocated parking, residents parking and communal grounds**
- **Convenient town centre location**
- **Open-plan sitting/dining room**
- **Modern fitted kitchen**
- **EPC Rating: D**

## **CG GUILDFORD**

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**Local Authority:** Guildford Borough Council / Tax Band D

**Services:** All mains services are connected to this property









## SITUATION

Harvey Road is situated in the heart of Charlottetown, one of Guildford's most sought-after and established residential areas, positioned just above the upper High Street. The setting is particularly convenient, offering easy access to the town centre while retaining a quieter, residential feel.

Guildford provides an excellent range of shopping, leisure and cultural amenities, with a vibrant High Street, cafés, restaurants, bars, independent retailers and larger stores. The town is also home to the Yvonne Arnaud Theatre, G Live, the Odeon cinema, the Castle Grounds and a range of recreational facilities including the Spectrum Leisure Centre, Surrey Sports Park and nearby golf clubs.

For commuters, London Road station and Guildford mainline station are both accessible, providing regular services towards London Waterloo and beyond. The A3 is also close by, giving access to London, the M25 and the south coast. The area is well served by a number of highly regarded schools, while nearby open spaces including Pewley Down, The Chantries and the surrounding Surrey Hills provide excellent opportunities for walking and outdoor pursuits.



## LEASE INFORMATION

**Tenure:** Leasehold - Share of Freehold

**Lease Length:** 999 years from September 2007, 980 years remaining

**Service Charge:** £1,800 per annum

**Ground Rent:** £0

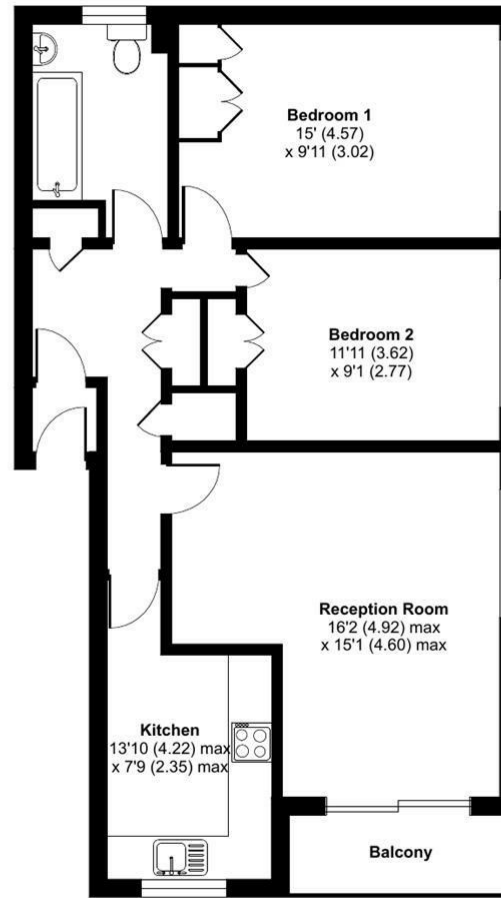
A well-proportioned apartment with a covered balcony, allocated parking and ample visitor parking, set in the heart of Charlotteville within easy reach of Guildford High Street, London Road station and Pewley Down.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>67</b>	<b>70</b>

## Harvey Road, Guildford, GU1

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Clarke Gammon. REF: 1472006

### 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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