



HUGGINS EDWARDS & SHARP

FLAT 2 6 SYDNEY ROAD GUILDFORD, GU1 3LJ



£500,000 SHARE OF FREEHOLD

STUNNING UPPER GROUND FLOOR MAISONETTE
CLOSE TO HIGH STREET & LONDON ROAD STATION
HIGHLY REGARDED LOCATION

SOUTH/SOUTH WEST FACING REAR ASPECT

Three Bedrooms all with Wardrobes • Luxury Bathroom
Lounge with bay Window • Superb Poggenpohl Bespoke Kitchen
Gas Central Heating & Underfloor Heating • Share of Freehold
Balcony to Rear • Communal Gardens

11-15 HIGH STREET
BOOKHAM

KT23 4AA

SALES:

01372 457011

LETTINGS:

01372 455244

3 BRIDGE STREET
LEATHERHEAD

KT22 8BL

01372 374806

APEX HOUSE
10 WEST STREET
EPSOM

KT18 7RG

01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN

KT3 3QL

020 8942 7733

1 GROVE ROAD
SUTTON

SM1 1BB

020 8642 2266

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MANAGEMENT

RESIDENTIAL
LETTINGS

VALUERS &
DEVELOPMENT
CONSULTANTS

www.hugginsedwards.co.uk

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Situated within a conservation area in a highly regarded area in the heart of Guildford and within a short walk of the High Street and beautiful countryside accessed nearby from the North Downs Link. For commuters London Road Station is within easy reach together with Guildford main line station, both offering service to London Waterloo. The historic cobbled High Street offers a comprehensive range of shops, restaurants and bars including covered shopping precincts and many leading stores. Recreation amenities in the area include the highly regarded Yvonne Arnaud Theatre, Odeon Cinema, Surrey Sports Park and Spectrum Leisure Complex.

Occupying a highly regarded and convenient position in a conservation area and within a few minutes walk of London Road Main line station and the High Street together with the beautiful countryside accessed nearby from the North Downs Link. This stunning upper ground floor maisonette is one of just 4 apartments forming part of this character building. The present owner has refurbished and remodelled the property which now includes a superb Poggenpohl bespoke fitted kitchen with tall cupboards, integrated appliances and Corian worksurfaces. There are three bedrooms all with fitted wardrobes, luxury bathroom with oversized bath and generous size lounge with feature fireplace and attractive bay window. An internal inspection is highly recommended to appreciate the high ceilings, quality of fittings and excellent decorative order.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **COVERED ENTRANCE PORCH:** courtesy light, part glazed panelled front door, feature leaded light window above.
- **MODERN KITCHEN/BREAKFAST ROOM** 14'2" x 13'1" (4.32m x 3.99m): fitted with an excellent and comprehensive range of Poggenpohl wall & floor units including high level wall units as well as deep pan drawers. Extensive contrasting Corian worksurfaces incorporating a peninsula unit and table, inset 1 1/2 bowl sink unit, mixer tap, Corian upstands, Miele induction hob with extractor above, eye level Miele stainless steel oven plus combination oven/microwave and plate warmer, integrated Miele dishwasher, integrated Liebherr fridge/freezer, integrated Siemens Washer/dryer, wine cooler, concealed lighting, ceramic tiled floor with underfloor electric heating, recessed ceiling lights, full length fitted mirror, radiator with thermostatic control, door to:
- **LOUNGE** 17'6" x 16'3" (5.33m x 4.95m): into rectangular bay window, high ceiling, moulded cornice, deep skirting, three sash windows, recessed ceiling lights, three feature radiators, tiled fireplace with woodburning stove.
- **MASTER BEDROOM** 12'9" x 11'5" (3.89m x 3.48m): into rectangular bay window, plus door entrance, built in floor to ceiling large double wardrobe with sliding doors and cupboards above, radiator, sash windows, deep skirtings, wall light points..
- **BEDROOM 3** 11'9" x 5'11" (3.58m x 1.80m): sealed unit double glazed sash window, fitted desk top, recessed ceiling lights, radiator, full height floor to ceiling fitted double wardrobe with sliding doors.
- **INNER HALL:** ceramic tiled floor, dimmer switch, recessed ceiling lights.
- **BEDROOM 2** 8'7" x 7'2" (2.62m x 2.18m): recessed ceiling lights, full height floor to ceiling fitted double wardrobe with sliding doors, concealed wall mounted combination gas fired boiler for central heating and domestic hot water, radiator, sealed unit double glazed doors to:
- **BALCONY:** timber handrail, south/south west facing aspect, distant views.

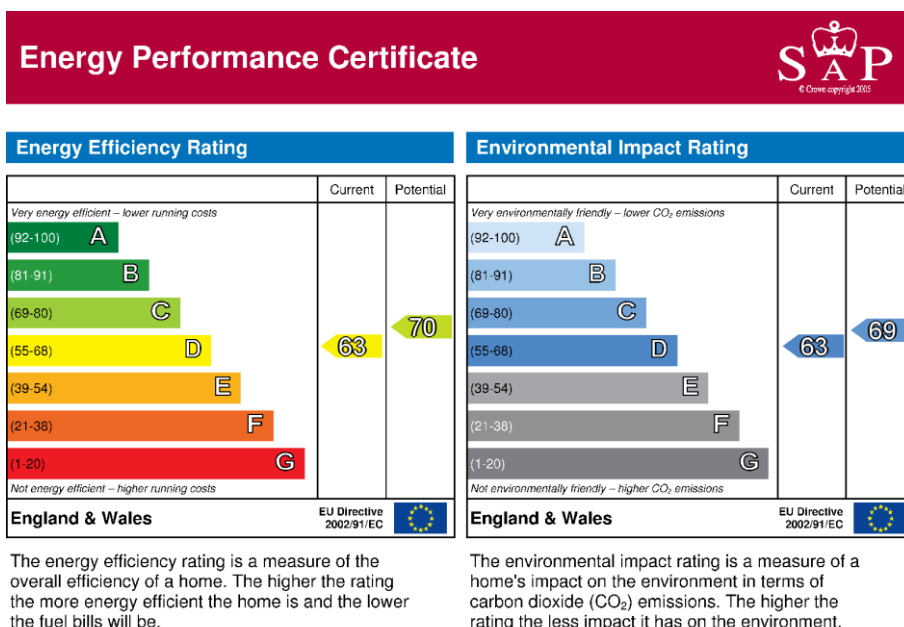
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• **LUXURY BATHROOM:** re fitted white suite with Duravit fittings comprising large L shaped bath with shower over, glazed shower screen, display shelf and surround, fitted heated mirrors, low level w.c. with concealed cistern, wash hand basin with chrome feature mixer tap, chrome plated towel rail, recessed ceiling lights, extractor fan, ceramic tiled floor, underfloor heating.

OUTSIDE:-

- **PARKING SPACE:** situated to the rear of the building.
- **ATTRACTIVE COMMUNAL GARDEN:** To the front of the property the communal garden is enclosed by a low stone wall and a hardsurfaced driveway leads down the side of the property and gives access to the parking space. The communal garden at the rear is mainly laid to lawn, partly enclosed by a high stone wall and enjoys a delightful south/south west facing aspect.

ENERGY PERFORMANCE CERTIFICATE



Notes:

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains electricity, gas, water and drainage are connected to the property.
- Note 3: Council Tax Band D - Rates payable £1,814.68 pa commencing April 2018

Service Charges/Maintenance Costs:

Lease to be confirmed, however, we understand the property has a share of the Freehold & no Ground rent is payable.

Annual service charge approx £110 per month to include buildings insurance, contribution to reserve fund & garden maintenance.

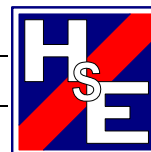
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**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS
HUGGINS EDWARDS & SHARP**

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Bookham Office **01372 457011** sales@hes-bookham.co.uk

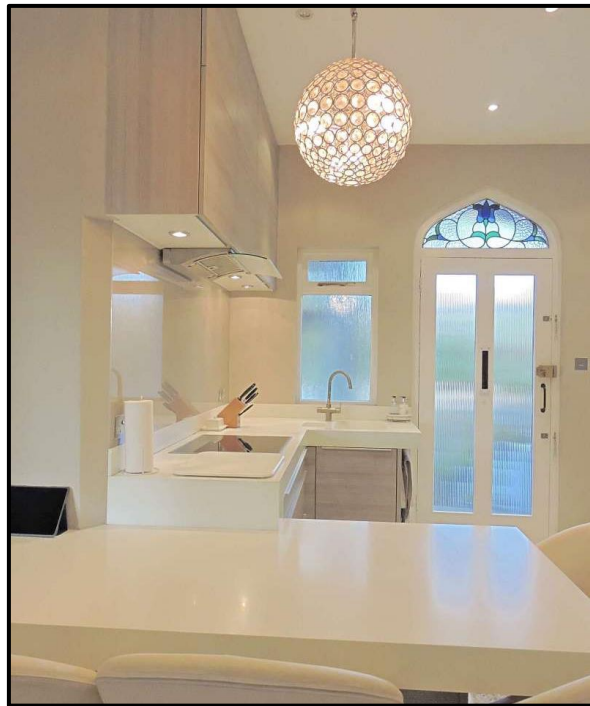
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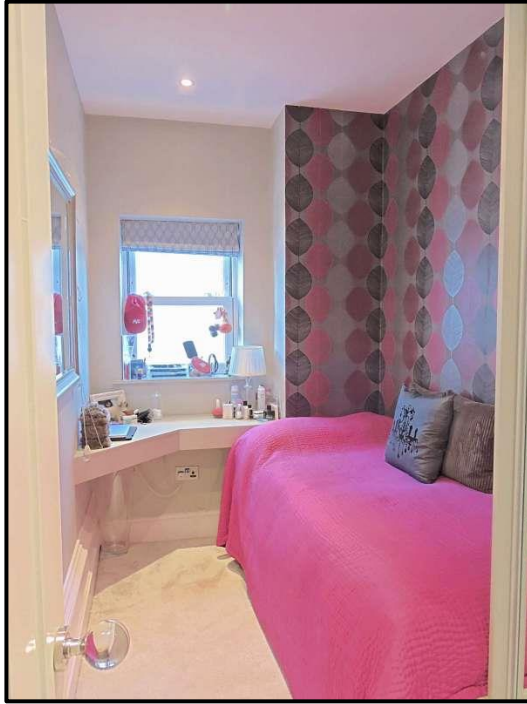
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