



Surrey House, Chilworth, GU4 8LP





Two bedroom second floor apartment with lift
En-suite bathroom to main bedroom
Allocated parking space
Communal rear garden
Views towards the North Downs
EPC: C, Tenure: Leasehold, Council Tax: C
Remaining lease 101 years (expiry 2126)
Service charge: £1689 pa, Ground rent: £250 pa

Discover this charming 2-bedroom, second-floor apartment located in a sought-after development in a picturesque Surrey village, just over 3 miles from Guildford.

This purpose-built apartment offers convenience and comfort, featuring a lift and a well-maintained communal entrance with an entry phone system for added security.

Upon entering the apartment, you're greeted by a welcoming hallway leading to a spacious living room. Both the living area and the two bedrooms showcase stunning views of the North Downs, offering a serene backdrop for daily living.

The main bedroom includes a private en-suite bathroom, complemented by a second shower room for added convenience. The separate, well-equipped kitchen features modern appliances and ample cupboard space, making it both practical and stylish. Additional benefits include gas central heating, double-glazed windows, and loft space for storage.

Outside, a communal garden provides a peaceful retreat, while the front of the property offers an allocated parking space along with visitor parking.

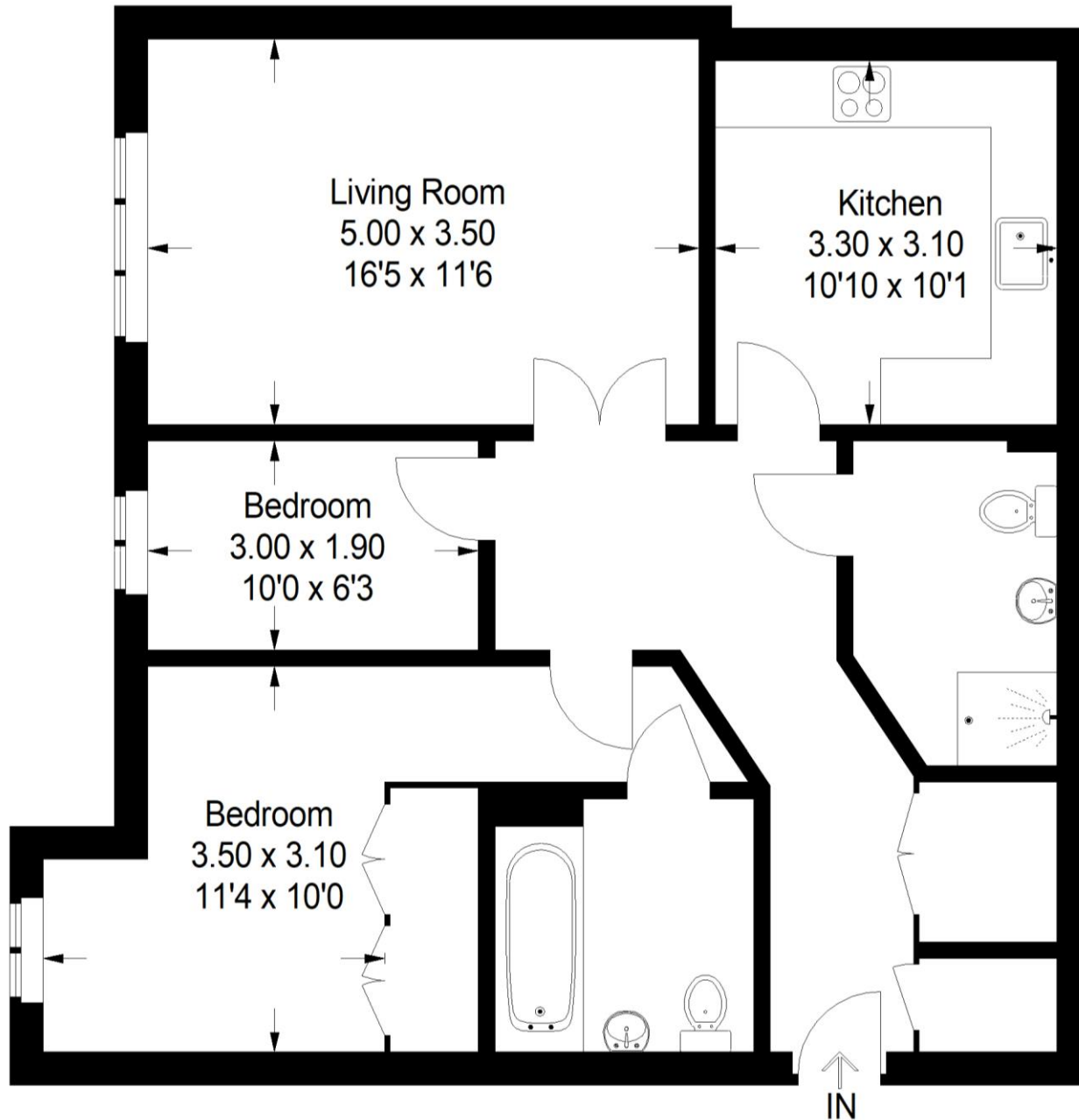
Chilworth is a delightful village surrounded by some of Surrey's most beautiful walking and riding trails, with easy access to St Martha's Hill and Blackheath. The village boasts a local store and the popular Percy Arms pub, creating a welcoming community atmosphere.

Don't miss the chance to view this exceptional property in a truly idyllic location.





Surrey House, Chilworth



**APPROX. GROSS
INTERNAL FLOOR AREA
797 SQFT / 74 SQM**

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

