



Pewley Heights, Semaphore Road, Guildford GU1 3PT



COLLINS
Independent Estate Agent





Pewley Heights, Semaphore Road Guildford GU1 3PT

£500,000

Leasehold

A first floor apartment of quality sitting high above the town on Pewley Hill, featuring horizon views and being only a short stroll to Pewley Downs and the Tunsgate. The apartment was built by Berkeley Homes in 2007 and later refurbished in 2018 to a high specification. A lift gives direct access to the underground secure parking where No 14 has two private spaces. From the kitchen and living space there are views to the cathedral across town and to Semaphore House. Both bedrooms are a good size with an ensuite shower room to the main as well as a further bathroom. The interior of the flat is pristine as are the hotel-like communal areas. Outside a well maintained communal garden can be found that is overlooked by the south west facing balcony, flooding the living space with light and the most spectacular sunsets in the summer months. To summarise one of the best apartments built in Guildford in a location which is hard to beat.



- Quality purpose built apartment
- Two double bedrooms
- Reception with south west views and balcony
- Lift access to secure underground parking
- Private loft storage space
- Underfloor heating powered by gas boiler
- Ensuite shower room and bathroom
- Large well-equipped kitchen with integrated appliances
- Secure entry
- EPC - C





Pewley Heights has become a landmark building high on the slopes above the town on Pewley Hill. The location is ideal for both town and countryside at Pewley Downs and adjoins the very popular Charlotteville district of the town centre. The flat enjoys a long lease of 983 years remaining with a ground rent of £456 PA. The service charge is £2724 which includes buildings insurance and lift servicing. The property comes with two parking spaces in the underground parking area.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

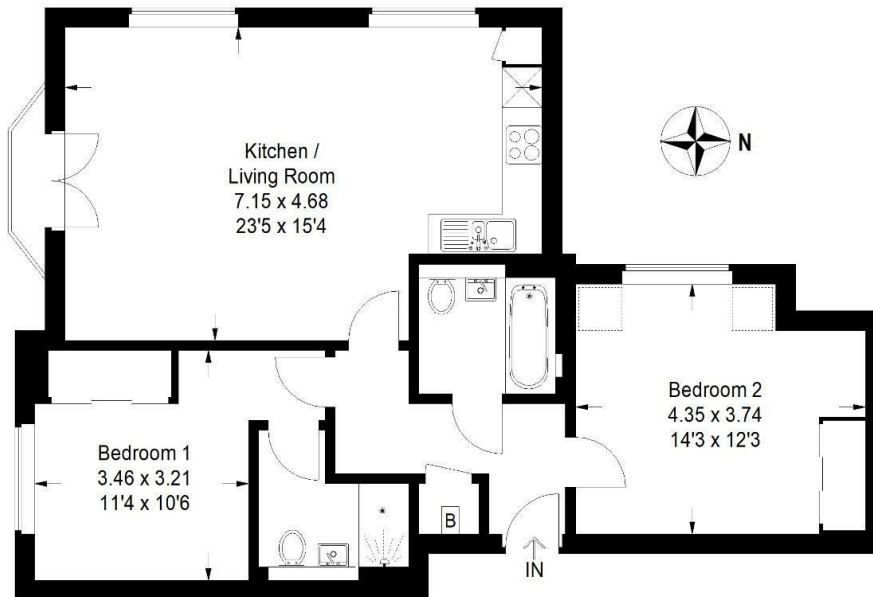
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Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.



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