



38 Rookwood Court, Guildford, Surrey, GU2 REL



38 Rookwood Court

GUILDFORD, SURREY, GU2 4EL

Located on the top floor of the well-regarded Rookwood Court, this spacious two-bedroom apartment offers generous accommodation, excellent natural light, and far-reaching views across Guildford. The property has been thoughtfully updated and presents a stylish, modern interior throughout.

A tiled entrance hallway leads to all rooms and includes two storage cupboards, one of which houses the washing machine. The living room has impressive sense of space, measuring 23', and a bay window that frames elevated, open views over the communal grounds and beyond.

The separate kitchen is fitted with contemporary two-tone units and a full range of integrated appliances, including a double electric oven, induction hob with cooker hood above, dishwasher, fridge freezer, wine chiller, and a sink positioned beneath the window. The layout provides ample work surfaces and storage, making it a highly practical and attractive space.

Both bedrooms are well-proportioned doubles, one of which benefits from its own bay window, enhancing the feeling of light and space. The main bathroom is finished to a high standard, offering a three-piece suite with a full-sized bath, WC, basin with vanity storage, and a mirrored cupboard. A separate shower room complements it, fitted with a modern shower, WC, basin with further vanity storage, and a matching mirror.

Outside, residents enjoy expansive communal grounds, along with residents' parking and a private garage.

This well-presented apartment combines generous proportions, modern finishes, and a peaceful setting, all within easy reach of Guildford's town centre, transport links, and local amenities.

- Offered to the market with no onward chain
- Bright, spacious living room with feature bay window
- Two generous double bedrooms, one with bay window
- Excellent storage, including laundry cupboard and large hallway cupboard
- Top-floor apartment with impressive elevated views
- Stylish modern kitchen with full range of integrated appliances
- Contemporary bathroom plus separate modern shower room
- Set within well-kept communal grounds with residents' parking and garage

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band E

Services: All mains services are connected to this property









SITUATION

Rookwood Court is exceptionally well positioned on an elevated stretch just off the Portsmouth Road, placing it within easy walking distance of Guildford High Street, where residents can enjoy a wide range of shopping and dining options, from independent cafés and boutique retailers to well-known national brands. The town offers a strong cultural scene, with venues such as G Live and the Yvonne Arnaud Theatre providing year-round concerts, theatre, comedy and community events, all conveniently close by. For commuters, the development lies around half a mile from Guildford's mainline station, offering fast services to London Waterloo, and benefits from excellent road links to the A3 and onward to the M25 for wider regional and airport access. Outdoor enthusiasts will appreciate the nearby riverside walks along the Wey, as well as Guildford's extensive leisure facilities, including local tennis clubs, Spectrum Leisure Centre and Surrey Sports Park. The area is also well regarded for its high-quality schools across both state and independent sectors, making it a highly desirable and convenient setting for a wide range of buyers.



LEASE INFORMATION

Tenure - Leasehold (share of freehold)

Lease - 999 years from 1981

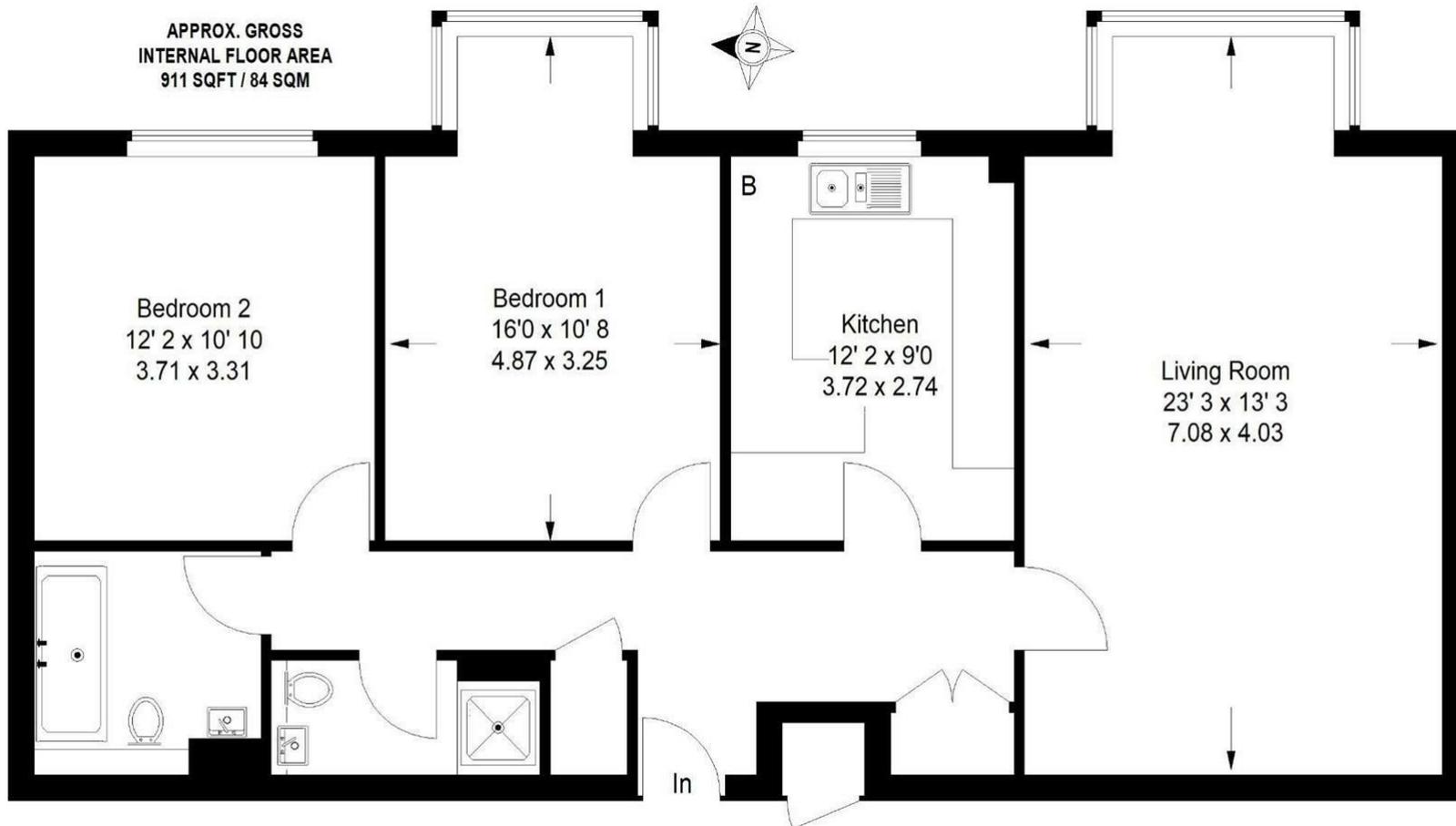
Service Charge - £2,100 per annum

Ground Rent - N/A

A stylish and well-presented top-floor apartment set in peaceful grounds with exceptional open views.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Rookwood Court, Guildford



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

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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