



98 Uplands Road, Guildford, Surrey





A superb **penthouse apartment** with impressive, vaulted ceilings and a wraparound terrace and just over one mile from Guildford High Street.

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**Summary of accommodation**

**Second floor:** Entrance hall | Impressive multiple aspect living/dining/kitchen/breakfast room | Two double bedrooms both with fitted wardrobes and French doors to outside terraces | En suite to principal bedroom | Main bathroom

**Outside space:** Outstanding wraparound balcony with three separate terraces facing east, west and south | An allocated parking space  
Stunning communal parkland gardens and grounds with playground | Visitor parking

**Distances**

Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo)  
Guildford station 1.9 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.4 miles  
M25 (Junction 10) 8.1 miles, Heathrow Airport 23.4 miles, Gatwick Airport 24.2 miles, Central London 31.4 miles  
(All distances and times are approximate)



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## Situation

Uplands Road is a quiet no-through road with the beautiful expanse of the Merrow Downs only metres from the doorstep of Number 98. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

## Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

## The property

This impressive penthouse apartment is really a one of a kind in Guildford with its high vaulted ceilings which lets in an abundance of light and provides a wonderful airy feel. Situated in a quiet residential development, the apartment enjoys impressive views over the central park in the development from the superb roof terrace which wraps almost 360 degrees around the apartment to provide excellent entertaining space whichever way the sun is facing. The terrace can be accessed from French doors in the living room and kitchen area and also from both bedrooms.





The apartment opens into an entrance hall, and the superb open-plan kitchen, breakfast, living and dining room occupies the left-side of the apartment to enjoy the south-easterly aspect. This space provides a spacious reception area, perfect for entertaining and dining, and the modern kitchen is fully fitted with a range of appliances, central island and breakfast bar.

Both double bedrooms enjoy French doors out to the roof terrace, and each room has its own fitted wardrobes. The principal bedroom has an en suite shower room, and there is an additional main bathroom that services the second bedroom.







The apartment benefits from one allocated parking space and superb communal grounds, including a playground and further visitor parking.

## Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

## Directions

Postcode: GU1 2RN

What3words: ///boot.arch.solo

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Leasehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band E

**EPC Rating:** C



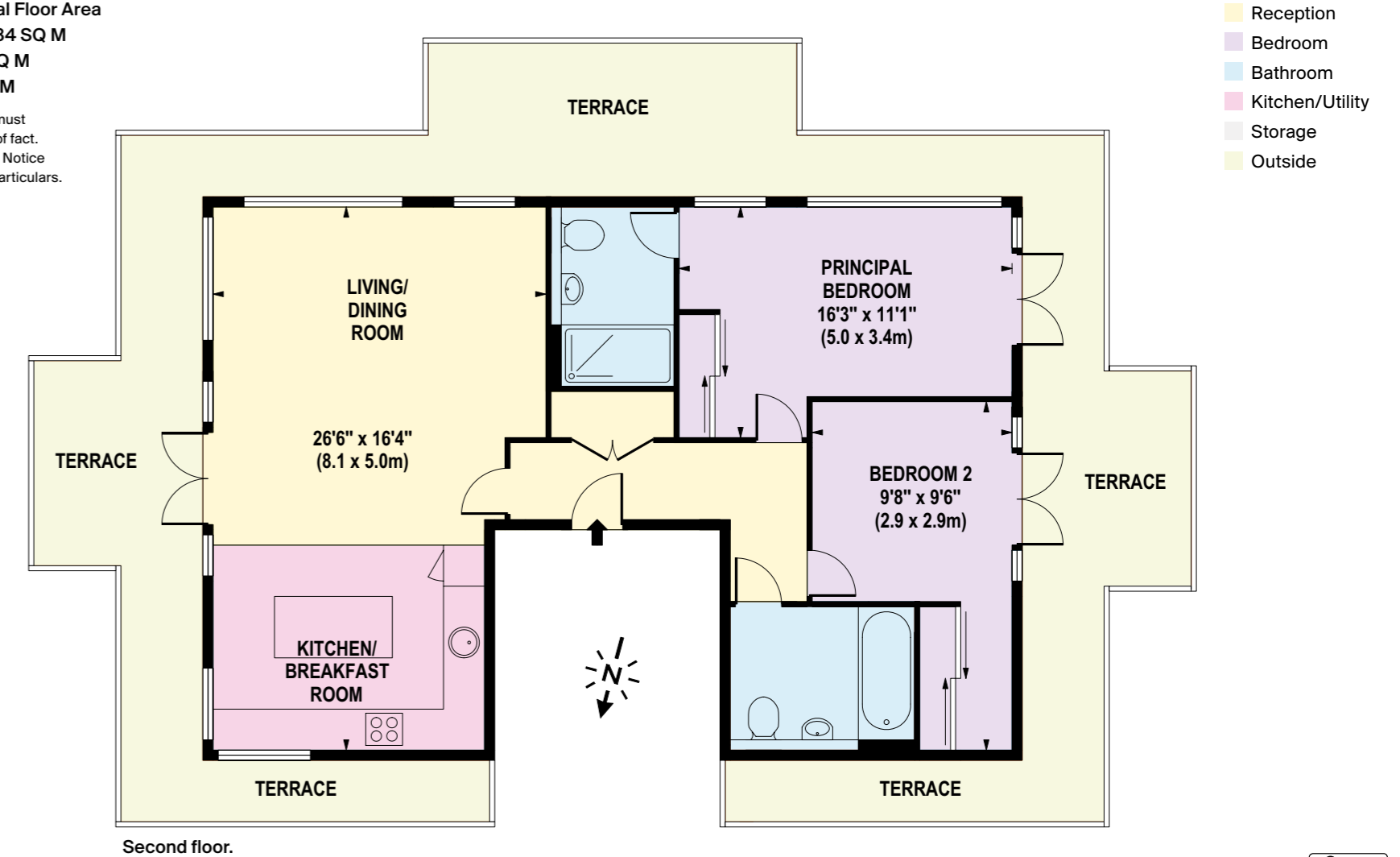
### Approximate Gross Internal Floor Area

**Main House:** 899 SQ FT / 84 SQ M

**Terrace:** 642 SQ FT / 60 SQ M

**Total:** 1541 SQ FT / 143 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated March 2020.

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