



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,350,000

3, Willow Point
Guildford, GU2 4DS

A stunning second floor contemporary apartment of 2,113 sq ft with south facing terrace and easterly views over the water meadows, only a short walk from the High Street and main line station

PROPERTY SUMMARY

3 Willow Point is a stunning second floor apartment with views over the water meadows to Warwicks Bench and a large south facing balcony, ideal for entertaining. There are three bedrooms and three bath/shower rooms, a 25' kitchen/dining room and a 30' sitting room with floor to ceiling windows. There are also two underground secure parking spaces and the apartment is situated in the most convenient location adjacent to a footpath to the River Wey Towpath providing lovely rural riverside walks and within a level walk of the main line station, the theatre and the High Street with all its excellent restaurants and bars.

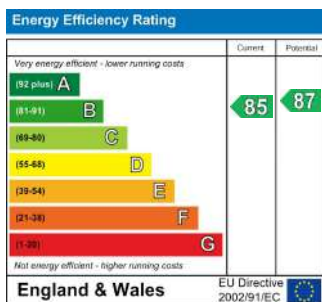






DIRECTIONS

From Guildford's one way system, take the A3100 Portsmouth Road signed to Godalming. Proceed up the hill passing the turning to Lawn Road on the left and Rookwood Court on the right, and turn left into Hitherbury Close, after Devon Bank. Willow Point is then the second building on the right.



TENURE
Leasehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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