

THE MERROW | G U 1 L D F O R D

**2 X 2 BEDROOM APARTMENTS  
AVAILABLE IN THIS STUNNING  
DEVELOPMENT IN GUILDFORD.**



## THE MERROW, STUNNING DEVELOPMENT

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Our properties reflect our desire for the interiors to be in harmony with their surroundings, creating real homes finished to a very high standard. They feature modern Symphony kitchens with coordinating worktops and a range of built in appliances; decorated in warm neutral tones that reflect contemporary lifestyle aspirations. These modern apartments feature open plan kitchen/living room/dining areas, ideal for relaxing or entertaining. The apartments are carpeted throughout, with vinyl flooring to the kitchen and bathroom. The bathrooms feature modern white sanitaryware with thermostatic bath mixer and chrome shower fittings and luxury wall tiles.

The homes are provided with a high standard of fixtures and fittings with improved efficiency, all our appliances are A-rated, taps are aerated and lighting is low energy. Both apartments have one allocated parking space and use of the communal cycle store.



## DESTINATION & LIFESTYLE

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If you like quiet walks in the countryside or activity packed days, a home at The Merrow embraces the best of town life with exciting opportunities for your leisure time. The development is within easy reach of one of Britain's most breathtaking landscapes on the North Downs and only 2 miles from Guildford's vibrant town centre. Guildford, with its steep cobbled High Street, has all the charm of a large country town along with first class entertainment, fantastic shopping and traditional markets. Guildford provides excellent educational facilities for all ages with a range of local primary and secondary schools and Universities.

By train from Guildford main line station, Reading is 45 minutes away and London is just under an hour, linking you to London Waterloo and the London Underground Network. Local bus services link you to Guildford and surrounding towns. Gatwick Airport is 50 minutes' drive away along with accessible major road networks including A3, M25 & M3.

# MAPS



# JOURNEY



GU1 2QY

**LONDON ROAD ST.**  
6 MINS

**GUILDFORD HIGH STREET**  
7 MINS

**A3**  
11 MINS

**WOKING**  
19 MINS



LONDON ROAD ST.

**GUILDFORD ST.**  
4 MINS

**WOKING ST.**  
27 MINS

**EPSOM ST.**  
29 MINS

**CLAPHAM JCT ST.**  
29 MINS



GU1 2QY

**GASTRO PUB**  
4 MINS

**BUSHY HILL JUNIOR SCHOOL**  
6 MINS

**SPORTS DIRECT FITNESS**  
9 MINS

**CLANDON GOLF**  
15 MINS

# PLANS



- N
- Shared ownership and affordable rented units
- Private units



## PLOT 1

- Floor level**
- Ground
- Bathroom**  
2.1 X 2.0m
- Bedroom 1**  
4.17 X 3.91m
- Bedroom 2**  
3.63 X 3.96m
- Kitchen/Dining & Lounge**  
6.19 X 4.77m

## PLOT 2

- Floor level**
- Ground
- Bathroom**  
2.1 X 2.0m
- Bedroom 1**  
3.60 X 4.0m
- Bedroom 2**  
4.30 X 3.0m
- Kitchen/Dining & Lounge**  
5.70 X 7.00m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales Team.

## ABOUT US

PA Housing was created in April 2017, following the amalgamation of three registered housing associations – Paragon Community Housing Limited, asra Housing Association and Leicester Housing Association (the latter two being part of asra Housing Group). PA Housing owns around 23,600 homes, predominantly traditional social housing but including nearly 1,300 shared ownership properties and a small portfolio of other rental tenures including student accommodation and market rent.

## CONTACTS

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Paragon Asra

**PA** Housing



## ELIGIBILITY

You must have a local connection to the area with priority going to applicants who live or work in the Borough of Guildford.



## DISCLAIMER

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