

LONDON ROAD



LONDON ROAD

GUILDFORD, SURREY, GU1 1UF

An extremely spacious, recently refurbished, one double bedroom flat within an imposing Victorian building approx one mile from Guildford town centre with allocated parking for one car.

Available: 16th May 2025

£1,200 PCM (Per Calendar Month)

Flat, 1 Bedroom, 1 Bathroom, 1 Reception,
Unfurnished

Key Features

- Recently refurbished
- Allocated parking
- One bedroom
- Modern bathroom
- Modern kitchen with appliances
- Communal Garden





THE PROPERTY

Description

This recently refurbished conversion apartment comprises of a newly fitted, modern kitchen including an electric hob, oven, washing machine and freestanding fridge/freezer. The kitchen features a large serving hatch to the living area. You will also find a spacious living room, separate double bedroom and newly installed bathroom suite with large shower. The apartment benefits from very high ceilings and large windows giving the apartment a fantastic amount of natural light. There is parking for one car with the flat and use of communal gardens.



Location

The apartment is located close to Stoke Park, but still within walking distance of Guildford, a historic and vibrant county town of Surrey, offering first class entertainment and shopping, and is a gateway to some of the most stunning scenery in the South East of England.

Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away and for those that commute by train, the service to Waterloo from the mainline station is excellent, with times from approximately 36 minutes.

Unfortunately no pets.

The property is available in May

Rent includes supply of fresh water.

EPC rating: C

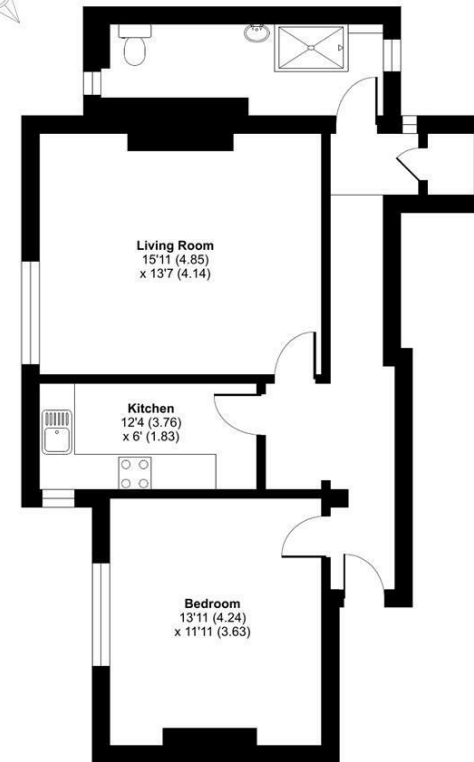
Guildford Borough Council tax band: B

Holding deposit: £276



London Road, Guildford, GU1

Approximate Area = 712 sq ft / 66.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Grantleys. REF: 660386

Guildford

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