

# CHURCH ROAD



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GUILDFORD, SURREY, GU1 4NQ

A spacious two bedroom, two bathroom ground floor apartment with private garden in a central Guildford location.

Available: 18th April 2025

£1,650 PCM (Per Calendar Month)

Flat, 2 Bedroom, 2 Bathroom, 1 Reception,  
Unfurnished

## Key Features

- Town centre location
- Private garden
- Two bedrooms
- Two bathrooms
- Open plan living room and kitchen
- Available April





## THE PROPERTY

### Description

Internally the property includes an open plan kitchen and living area with doors opening onto the garden. The master bedroom is a double with fitted wardrobes and an ensuite shower room. The master bedroom also features french doors that lead to the private rear garden. There is a further double bedroom with fitted wardrobes as well as a family bathroom with a shower over the bath.

Outside the property is a fully enclosed private garden with two patio areas.



## Location

Church Road is located just off the Woodbridge Road in Guildford making it ultra convenient for Guildford mainline station with fast trains to London taking just 36 minutes. Also within walking distance is Guildford town centre with extensive shopping and entertainment.

Unfortunately no pets.

Available April

Holding Deposit £380

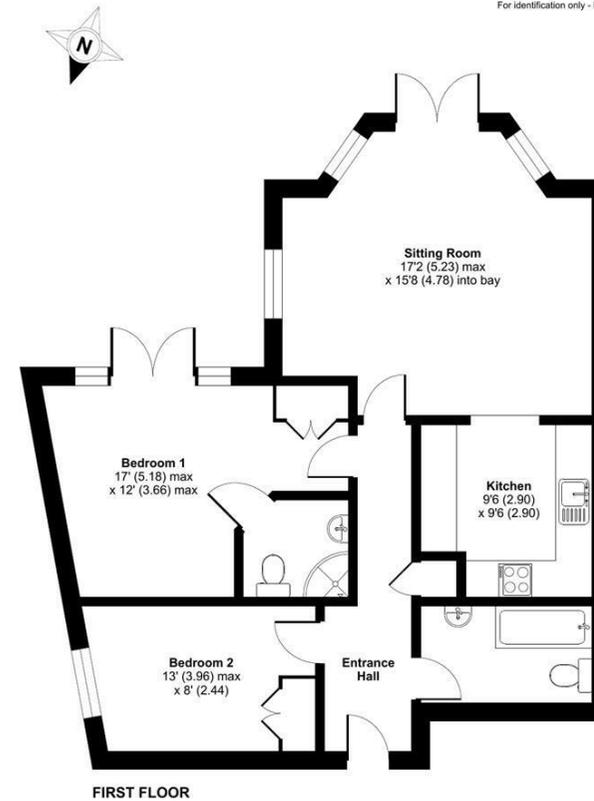
EPC Rating C

Guildford Borough Council tax band C



## Church Road, GU1

Approximate Area = 763 sq ft / 70.9 sq m  
For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grantleys. REF: 1073256.

## Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

