

# WALNUT TREE CLOSE



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GUILDFORD, SURREY, GU1 4LG

Modern one bedroom furnished apartment in an excellent town centre location, available in June.

Available: 2nd June 2025

£1,350 PCM (Per Calendar Month)

Flat, 1 Bedroom, 1 Bathroom, 1 Reception,  
Furnished

## Key Features

- Town centre location
- Furnished
- Balcony
- Double bedroom
- Open plan living room/kitchen
- Available June





## THE PROPERTY

### Description

Built in 2016 by Barratt Homes, this apartment is presented in a modern fashion throughout and includes an open plan living room and kitchen with hard flooring and integrated appliances including a gas hob, electric oven, dish washer, fridge, freezer and washing machine. The bedroom is carpeted and includes an aspect over the inner yard of the block. There is a bathroom with a shower over the bath.



### Location

King Edwards Court is located in a hugely convenient location for Guildford town centre and the main line station both within walking distance.

Guildford Borough Council tax band C

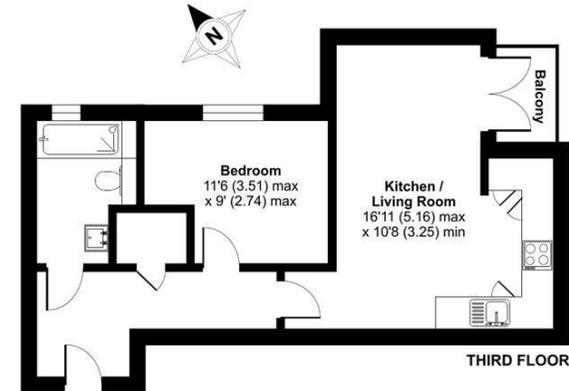
EPC Band C

Available June

Holding deposit: £311

### King Edwards Court, Walnut Tree Close, Guildford, GU1

Approximate Area = 482 sq ft / 43 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rdxcom 2025. Produced for Grantleys. REF: 1279706

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