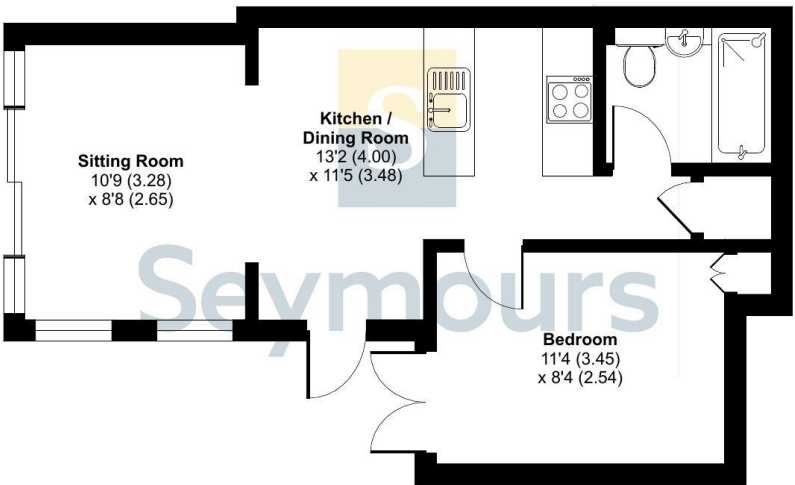


York Road, Guildford, GU1

Approximate Area = 394 sq ft / 36.6 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1524619



Flat 2, 50 York Road  
Guildford, Surrey, GU1 4DF

£299,950 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ  
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 393 sq. ft
- London Road (Guildford) 0.1 miles
- No onward chain
- Ground floor maisonette
- Private walled garden
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities nearby

No onward chain. Set on York Road within easy reach of Guildford town centre, this one bedroom ground floor maisonette combines open-plan living with a private walled garden. Wide glazed doors bring natural light into the sitting room and open directly onto the decking, making the garden feel like an extension of the living space.

The sitting room provides space to relax as well as a useful area for a desk. It flows through to the kitchen and dining area, where white cabinetry, wood-effect worktops and a breakfast bar provide a practical layout with room for a dining table.

The bedroom has space for a double bed and storage, with glazed doors opening to the garden. A bathroom fitted with a bath and overhead shower completes the accommodation.

Outside, the enclosed private garden has a decked seating area, a lawn, planted borders and a garden shed. Its brick walls and established greenery give it a pleasant sense of privacy.

Situated on York Road, the apartment is approximately half a mile from Guildford’s historic High Street, placing the town centre’s shops, cafés, restaurants and everyday amenities within easy reach. The cobbled High Street and surrounding lanes offer a mix of independent businesses and well-known retailers, while G Live and the Yvonne Arnaud Theatre add a varied programme of performances. The River Wey provides attractive waterside walks close to the centre, and Stoke Park, Guildford Lido and the Spectrum leisure centre offer further options for recreation. London Road station is particularly convenient for the property, with Guildford’s mainline station also providing regular services to London Waterloo.

Length of lease: 999 years from 22/06/2006  
Service charge: N/A

**Transport Links**  
London Road (Guildford) 0.1 miles  
Guildford 0.7 miles

**Council tax band:** Tax band C  
**Local authority:** Guildford Borough Council  
**Tenure:** Share of Freehold

Viewings by appointment only  
[01483 576833](tel:01483576833) / [sales@seymours-guildford.co.uk](mailto:sales@seymours-guildford.co.uk)



Private walled garden



No onward chain