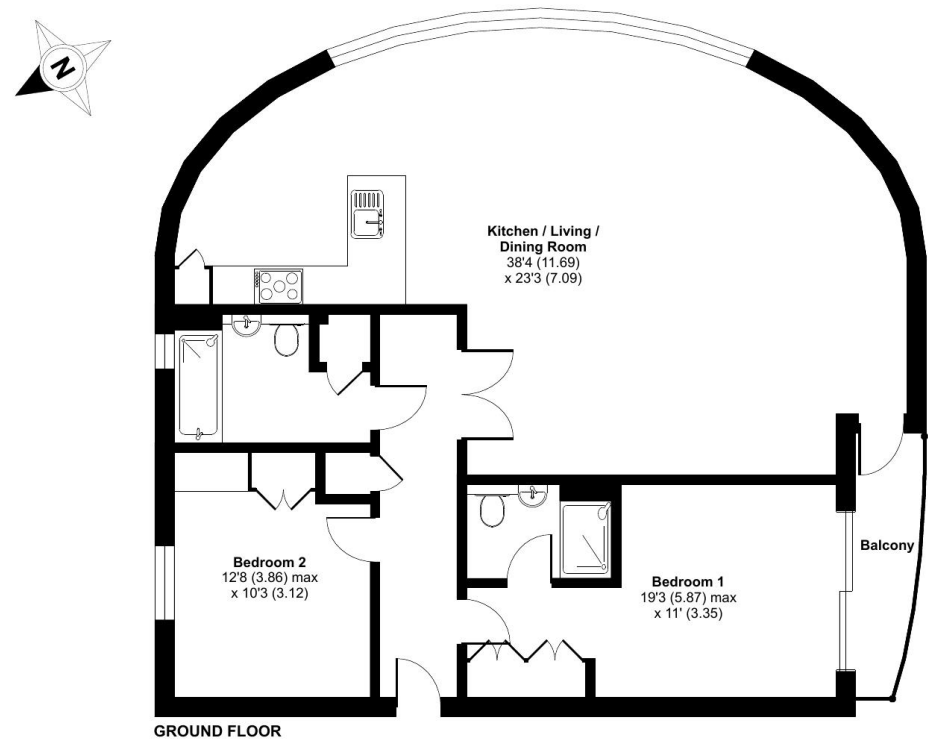


Nightingale Road, Guildford, GU1

Approximate Area = 1164 sq ft / 108.1 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). © nchecon 2025. Produced for Seymours Estate Agents. REF: 1263619



Seymours



Flat 1, Highpoint, 2A Nightingale Road
Guildford, Surrey, GU1 1ER

£450,000 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

- 2 bedrooms
- 2 baths
- EPC Rating C
- 1164 sq. ft
- London Road (Guildford) 0.09 miles
- Ground floor apartment
- Private terrace
- Allocated parking space
- Immaculately-presented
- Two double bedrooms
- Two bathrooms
- Situated in the heart of Guildford
- Excellent transport links

This contemporary two bedroom ground floor apartment is situated in the heart of Guildford, offering a superb blend of modern living and convenience, with a wide range of amenities and excellent transport links nearby.

Flat 1 Highpoint boasts a spacious crescent-shaped open-plan living area, incorporating a stylish kitchen, dining, and sitting space that opens onto a private terrace. The layout also offers space for a desk, making it ideal for those who work from home or require a dedicated study area.

The principal bedroom is generously sized and benefits from direct access to the terrace, along with its own en-suite shower room. The second bedroom is equally well-proportioned and is served by a separate bathroom, fitted with a bath and overhead shower.

Further benefits include an allocated off-street parking space, adding to the property's appeal. With its central location, Highpoint is ideally suited to commuters, first-time buyers, or those looking to downsize.

Length of lease: 112 years remaining
Ground rent: £500.00 PA (approximately)
Service charge: £1,032.00 Quarterly (approximately)

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline.

Transport Links

London Road (Guildford) 0.09 miles
Guildford 0.69 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

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

