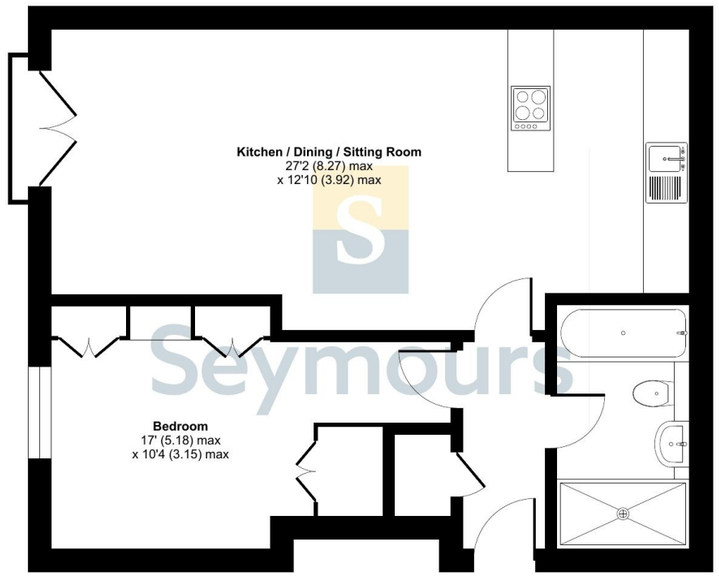
Floorplan

Worplesdon Road, Guildford, Surrey, GU2

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



FIRST 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: 1459745



Seymours











7, Wykford Place, 130 Worplesdon Road Guildford, Surrey, GU2 9AL

£240,000 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

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Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 588 sq. ft
- Guildford 1.2 miles
- First floor apartment
- Allocated parking
- Modern
- Within easy reach of Guildford town centre
- Excellent transport links
- Local amenities within a short walk

This well-presented one bedroom apartment offers stylish and contemporary living in a highly convenient location on Worplesdon Road, Guildford. Finished to a modern standard throughout, the property provides bright and spacious accommodation ideal for first-time buyers, professionals or investors. An allocated parking space is also included.

The apartment features an impressive open-plan kitchen, dining and living area with a modern fitted kitchen offering sleek high-gloss units, integrated appliances and generous worktop space, including a central island. The living space is bright and airy with patio doors opening onto a private outdoor area.

The double bedroom is generously sized and benefits from fitted wardrobes providing excellent storage, along with neutral décor and a pleasant outlook. The contemporary bathroom is finished with quality tiling and includes both a panelled bath and separate walk-in shower enclosure.

Externally, the property benefits from a private patio area and allocated parking. The apartment is conveniently positioned close to Guildford town centre, local shops, amenities and excellent transport links, including nearby rail connections and easy access to the A3.

This attractive apartment combines modern living with convenience and would make an excellent home or investment opportunity.

Length of lease: 110 years remaining
Service charge: £1,920.00 PA (approximately)
Ground rent: £351.52 PA (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

Guildford 1.2 miles
London Road (Guildford) 1.4 miles

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

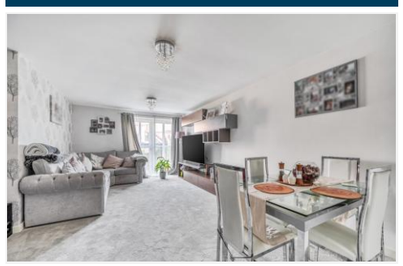


Well-presented





Modern first floor apartment



Viewings by appointment only
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