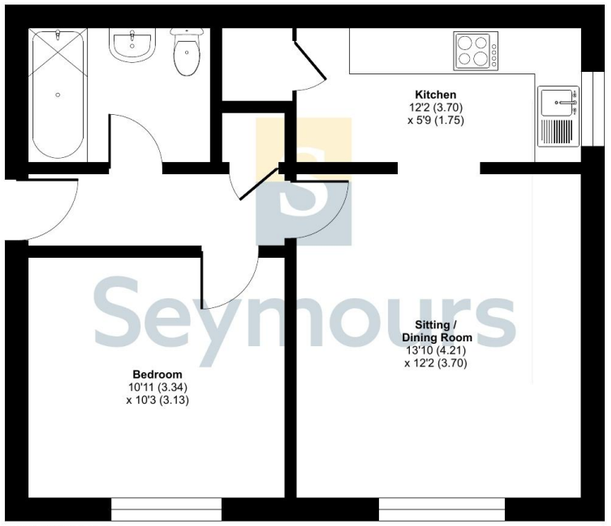
Floorplan

Knightsbridge House, St. Lukes Square, Guildford, GU1

Approximate Area = 473 sq ft / 43.9 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: 1488643







Seymours











11 Knightsbridge House, St. Lukes Square
Guildford, Surrey, GU1 3JX

£250,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

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Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 473 sq. ft
- London Road (Guildford) 0.4 miles
- Ground floor apartment
- No onward chain
- Allocated undercover parking space
- Highly-regarded development
- Excellent transport links
- Located in the heart of Guildford

Situated within the highly regarded St. Lukes Square development, this well-presented one bedroom ground floor apartment offers bright and spacious accommodation, together with a newly fitted kitchen, a newly refitted bathroom and the added benefit of an allocated undercover parking space. Offered to the market with the benefit of no onward chain.

The accommodation is accessed via a secure communal entrance and comprises a welcoming entrance hall with useful storage. The generous sitting/dining room is a particularly light and airy space, providing ample room for both relaxing and entertaining, with an attractive archway opening into the contemporary fitted kitchen. Recently updated, the kitchen offers a stylish range of wall and base units, generous work surfaces and integrated cooking appliances, together with space for additional appliances.

The double bedroom is well proportioned and enjoys a pleasant outlook, while the newly refitted bathroom has been finished in a modern style with contemporary tiling, a bath with shower over, wash hand basin and WC.

Outside, the property benefits from an allocated undercover parking space, secure entry to the building and well-maintained communal gardens, creating an attractive setting for residents.

St. Lukes Square is a highly regarded development situated approximately half a mile from Guildford's historic High Street, placing the town's excellent amenities within easy reach. Guildford offers an outstanding selection of shopping, including The Friary Centre, the picturesque High Street and a wide range of independent boutiques, together with an excellent choice of restaurants, cafes, bars and leisure facilities. The town is also home to G Live entertainment venue, the Yvonne Arnaud Theatre and the picturesque River Wey.

Guildford's mainline station provides fast and frequent services to London Waterloo, while the nearby A3 offers convenient access to London, the M25 and the south coast. There are also beautiful walks across Stoke Park and the Surrey Hills, an Area of Outstanding Natural Beauty, close by.

Length of lease: 999 years from 1 January 1995
Service charge: £1,319.99 PA (approximately)

Transport Links
London Road (Guildford) 0.4 miles
Guildford 0.9 miles

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

Viewings by appointment only
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No onward chain





Bright and spacious



The Property Ombudsman

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