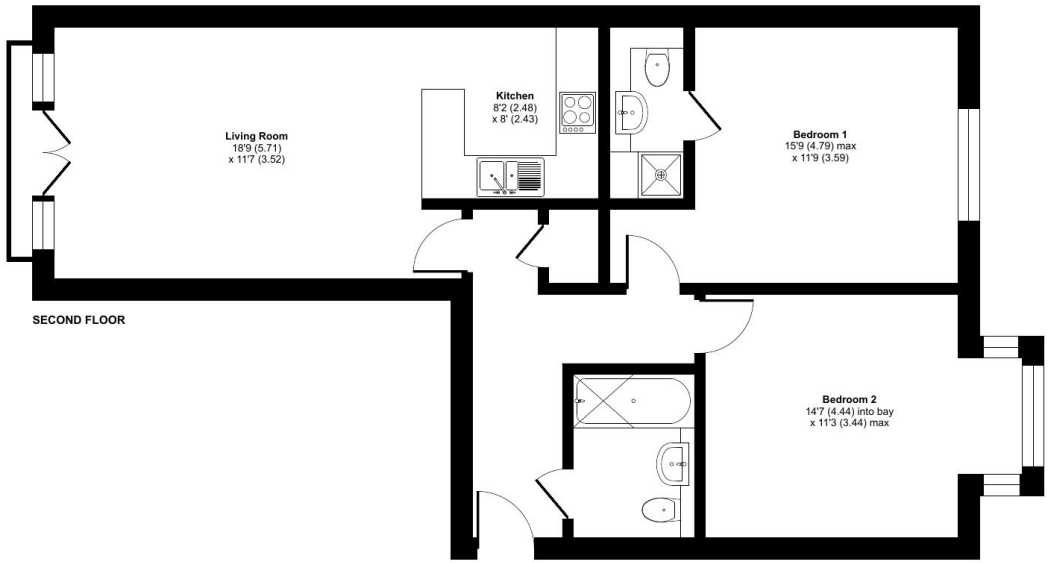




Faraday Road, Guildford, GU1

Approximate Area = 761 sq ft / 70.6 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). © nlschem 2025. Produced for Seymours Estate Agents. REF: 1385177



Seymours



66 Faraday Road
Guildford, Surrey, GU1 1EB

£275,000 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
-  761 sq. ft
-  Guildford 0.55 miles
-  Second floor apartment
-  Residential parking
-  Communal grounds
-  Well-presented
-  Modern development
-  Superb location
-  Wide range of amenities nearby
-  Within easy reach of Guildford town centre

Located on Faraday Road in Guildford, this well-presented two bedroom, two bathroom apartment sits within a modern residential development surrounded by landscaped communal grounds. The setting offers a pleasant balance of greenery and convenience, with easy access to Guildford town centre, the mainline railway station and a wide range of shops, restaurants and leisure facilities. The area is well regarded for its connectivity, making it ideal for commuters as well as those who enjoy having amenities close at hand.

The accommodation is bright and well-proportioned throughout. The main living space is a generous open-plan room that comfortably accommodates both seating and dining areas, creating a sociable and versatile environment. Large windows and doors allow plenty of natural light to flow in and provide an attractive outlook over the communal gardens, enhancing the sense of space. The adjoining kitchen is neatly arranged and fitted with a range of modern units and integrated appliances, offering a practical yet stylish space for everyday use.

There are two bedrooms, both of which are well sized and neutrally decorated, making them suitable for a variety of uses such as a main bedroom, guest room or home office. The principal bedroom benefits from its own en-suite shower room, while a separate bathroom serves the rest of the apartment. Both bath and shower rooms are finished in a clean, contemporary style, complementing the overall presentation of the property. This apartment offers comfortable, low-maintenance living in a sought-after Guildford location, ideal for professionals, downsizers or investors alike.

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.

Length of lease: Currently 75 years are remaining, a lease renewal is under way to create a new 125 year lease at our clients expense.
Service charge: £2,048.52 PA(approximately)
Ground rent: £87.50 PA (approximately)

Transport Links
London Road (Guildford) 0.54 miles
Guildford 0.55 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Two double bedrooms, and two bathrooms



Well-presented

