Seymours











3 Rexholme, 12 Lower Edgeborough Road Guildford, Surrey, GU1 2DX

£300,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating D
- 480 sq. ft
- London Road (Guildford) 0.3 miles
- Ground floor apartment
- Residential parking
- Direct access to communal garden
- Sought-after residential road
- Character property
- Beautifully-presented
- Excellent transport links
- Wide range of amenities within easy reach



This one bedroom ground floor maisonette offers high ceilings, engineered oak flooring, a recently installed kitchen and a spacious bedroom, and is peacefully positioned to the rear of this impressive building on a prestigious road, within approximately half a mile of the town centre and London Road station.

The main entrance, with entry phone system, opens into an impressive communal hallway, where the front door leads into the apartment. The bright and spacious living room features high ceilings, engineered oak flooring, a fireplace and French doors to the side providing access towards the front of the building. From here there is also access to the communal gardens at the rear and a private gated storage shed. Adjoining the living room is the modern kitchen, refitted by the current owner with a range of contemporary units, Belgian limestone worktops and a central island with Corian surface. Integrated appliances include an oven, gas hob, dishwasher and fridge/freezer, with space available for a washing machine.

To the rear of the property is a hallway leading to the generously sized double bedroom, which benefits from engineered oak flooring, a rear aspect window and a built-in airing cupboard. Also accessed from the hall is the bathroom, fitted with a white suite comprising a bath with shower above, WC, wash hand basin and a heated towel rail.

Externally, to the side of the property, there is a gravelled seating area that leads to a secure storage shed, with a pathway continuing to the rear communal gardens for residents to enjoy.

At the front of the building there is a gravel driveway providing a residents parking area.

Length of lease: 116 years remaining
Service charge: £2,263.34 PA
Ground rent: £175.00 PA

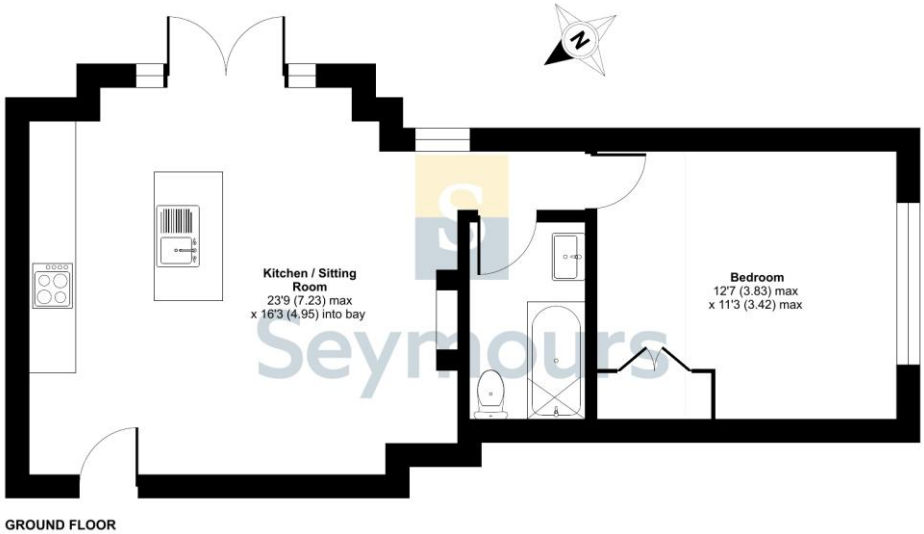
Located on a highly regarded road in Guildford, the property enjoys a convenient position around half a mile from the town centre and London Road station. Guildford offers an extensive range of shopping, dining and recreational facilities, together with excellent transport links.

Transport Links
London Road (Guildford) 0.3 miles
Guildford 0.9 miles

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

Lower Edgeborough Road, Guildford, Surrey, GU1

Approximate Area = 480 sq ft / 44.5 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 2025. Produced for Seymours Estate Agents. REF: 1424778

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