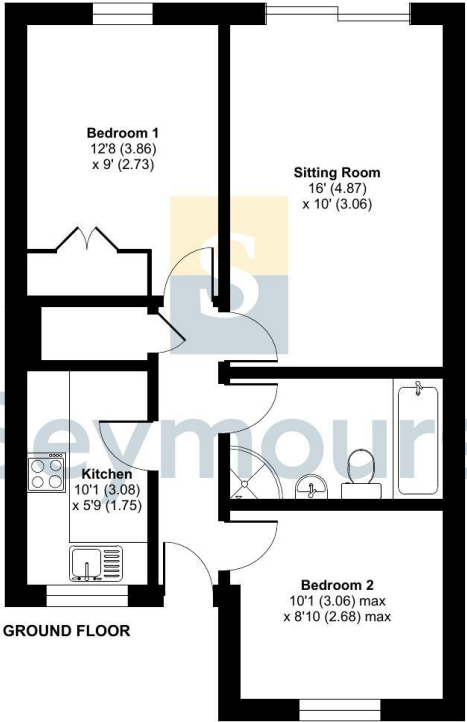
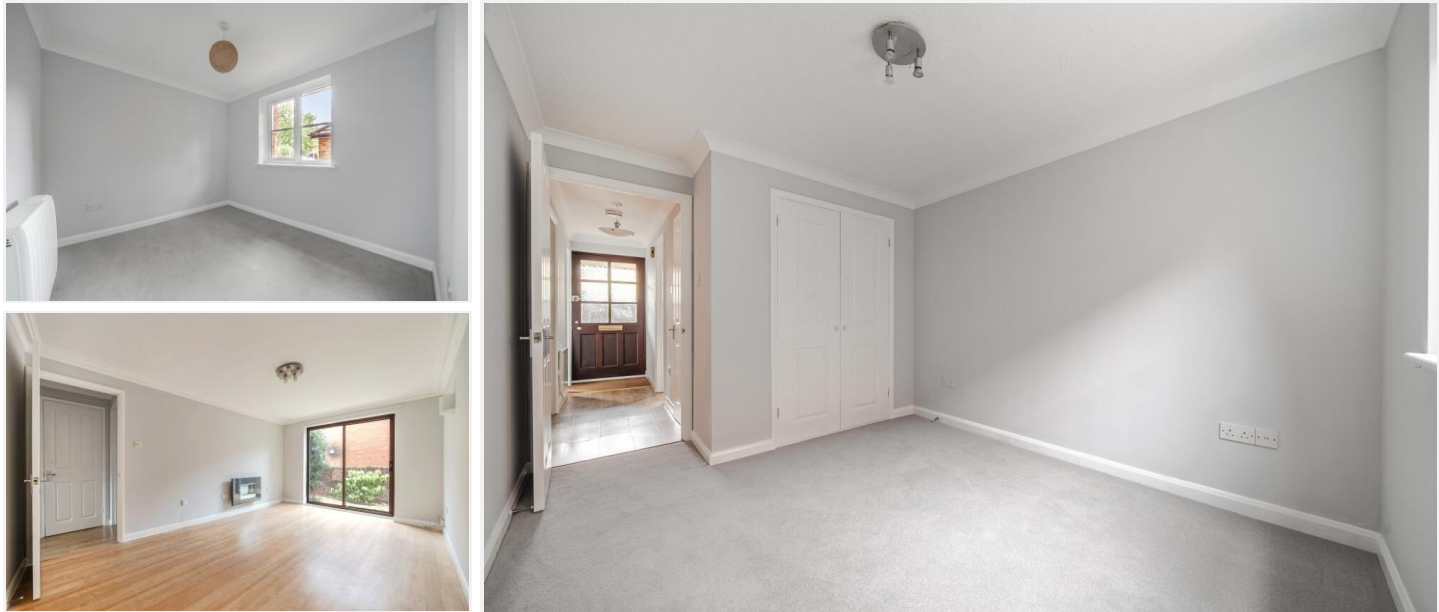


St. Saviours Place, Leas Road, Guildford, GU1

Approximate Area = 560 sq ft / 52 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: 1515488



2 St. Saviours Place
Leas Road, Guildford, Surrey, GU1 4QN
£310,000 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
- 1 bath
- EPC Rating c
- 560 sq. ft
- Guildford 0.3 miles
- No onward chain
- Ground floor apartment
- Allocated & visitors parking
- Communal garden
- Private front door
- Excellent transport links

A well-presented two bedroom ground floor apartment, ideally located in the heart of Guildford and offered to the market with no onward chain. The property benefits from direct access to the communal garden, allocated and visitors parking and bright, neutrally decorated accommodation throughout.

The entrance hall includes useful built-in storage and provides access to each of the rooms. The spacious sitting room offers ample space for both seating and dining areas, with sliding glazed doors opening directly onto a patio and the communal garden beyond.

The separate kitchen is fitted with a range of modern units and work surfaces, together with an integrated oven, hob and extractor hood and space for the necessary appliances.

There are two well-proportioned bedrooms, both overlooking the communal grounds, with the principal bedroom further benefiting from fitted wardrobes. The accommodation is completed by a bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

Outside, the development is surrounded by established communal gardens, while allocated and visitors parking provide added convenience.

St Saviours Place is positioned in the heart of Guildford, within easy reach of the historic High Street and its excellent selection of shops, cafés, restaurants and leisure facilities. Guildford’s mainline station provides regular services to London Waterloo in approximately 35–40 minutes, while the A3 offers convenient road connections to London, the M25 and the wider motorway network.

Length of lease: 999 years from 12 December 1993
Service charge: £1,500.00 per annum payable in two instalments in June and December.
Ground rent: N/A

Transport Links

Guildford 0.3 miles
London Road (Guildford) 0.5 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Share of freehold

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



No onward chain



Two double bedrooms

