Seymours











12 Denehyrst Court, York Road
Guildford, Surrey, GU1 4EA

£200,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 576 sq. ft
- London Road (Guildford) 180ft
- No onward chain
- First floor apartment
- For the over 60s
- Situated in the heart of Guildford
- Excellent transport links
- Well-presented
- Communal gardens
- Communal parking



A spacious two bedroom first floor apartment for the over 60s situated in the heart of Guildford, the property is situated within walking distance of Guildford High Street and London Road railway station. Offered to the market with no onward chain.

Denehyrst Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

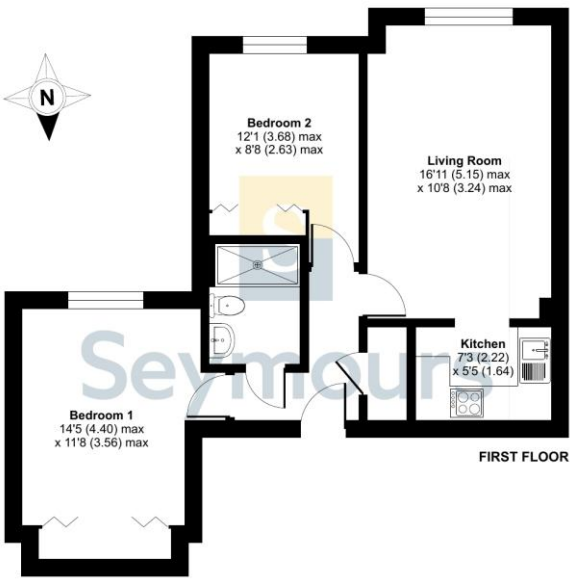
Length of lease: 125 years from 01/06/1989
Service charge: £6,222.74 PA (approximately)
Ground rent: £268.48 PA (approximately)

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
London Road (Guildford) 180ft
Guildford 0.7 miles

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

Denehyrst Court, York Road, Guildford, GU1
Approximate Area = 576 sq ft / 53.5 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1464660

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