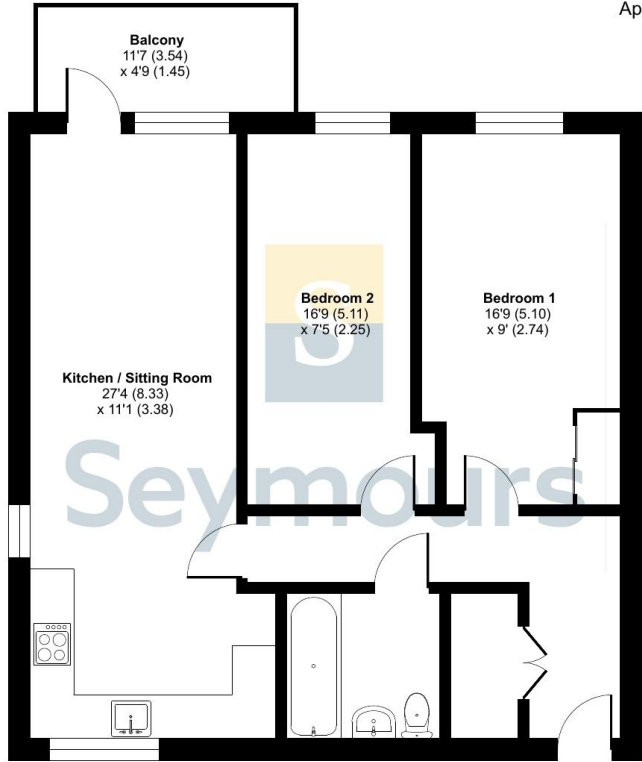


Wey Corner, Walnut Tree Close, Guildford, GU1

Approximate Area = 729 sq ft / 67.7 sq m
For identification only - Not to scale



FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1484381



Seymours



Flat 2, Wey Corner, Walnut Tree Close
Guildford, Surrey, GU1 4TT

£430,000 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 B
- 729 sq. ft
- Guildford 0.4 miles
- First floor apartment
- Two double bedrooms
- Balcony views onto the River Wey
- Allocated car parking space
- Beautifully-presented
- Modern
- Located in the heart of Guildford
- Excellent transport links

Situated within the sought-after Wey Corner development, this beautifully presented first floor apartment enjoys a wonderful setting overlooking the River Wey and offers bright, contemporary accommodation in a highly convenient location close to Guildford town centre. The property benefits from an allocated parking space and a private balcony with attractive waterside views, making it an ideal first-time purchase, investment or lock-up-and-leave home.

The accommodation is centred around an impressive open-plan kitchen, dining and sitting room, creating a superb space for both everyday living and entertaining. The modern kitchen is fitted with a comprehensive range of high-gloss units, generous work surfaces and integrated cooking appliances, while there is ample space for both dining and lounge furniture. Full-height glazed doors open directly onto the private balcony, where there is space for outdoor seating and far-reaching views across the communal grounds, the River Wey and surrounding greenery.

There are two spacious double bedrooms, both enjoying pleasant outlooks, with the principal bedroom benefiting from fitted mirrored wardrobes. The accommodation is completed by a contemporary family bathroom fitted with a white suite incorporating a bath with shower over.

The Wey Corner development is well maintained and enjoys attractive communal grounds bordering the River Wey, creating a peaceful setting despite its central location. The apartment also benefits from secure entry and an allocated parking space.

Wey Corner occupies an enviable position just moments from Guildford town centre, where a wide selection of shops, restaurants, cafés and leisure facilities can be found. Guildford's mainline railway station provides fast and frequent services to London Waterloo, while the nearby A3 offers convenient road connections to London, the M25 and the south coast. The picturesque River Wey towpath is on the doorstep, providing scenic walks and cycling routes, with the surrounding Surrey Hills offering further opportunities for outdoor recreation.

Length of lease: 125 years from 1 July 2018
Ground rent: £300.00 PA
Service charge: £2,030.00 PA

Transport Links

Guildford 0.4 miles
London Road (Guildford) 0.7 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



Superb location

