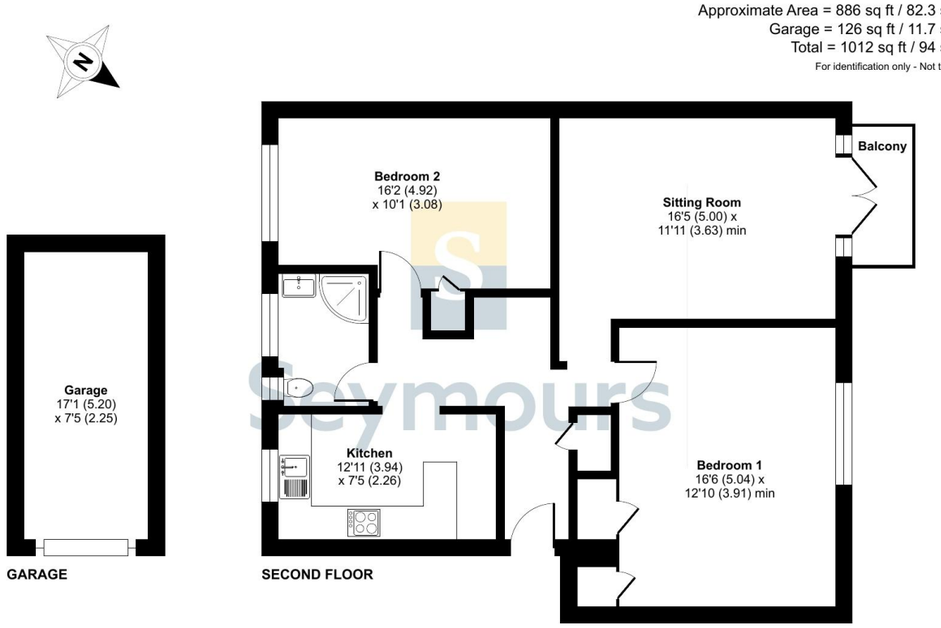
## Floorplan

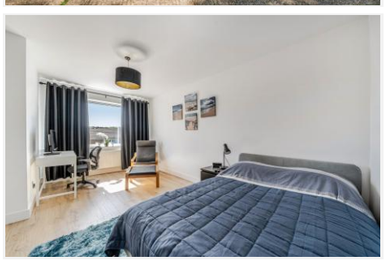
# Braganza Court London Road, Guildford, Surrey, GU1

Approximate Area = 886 sq ft / 82.3 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1012 sq ft / 94 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: 1449606







Seymours












# 12 Braganza Court, London Road
# Guildford, Surrey, GU1 1TZ

£375,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

## Property details

- 2 bedrooms
- 1 baths
- EPC Rating C
- 1012 sq. ft
- London Road (Guildford) 0.7 miles
- Apartment
- Garage
- Residential parking
- No onward chain
- Balcony
- Updated throughout by current owner
- Excellent transport links
- Well-connected position

Situated in a convenient and well-connected position on London Road in Guildford, this beautifully presented two-bedroom apartment offers bright, spacious accommodation with the added benefit of a private balcony and a garage. The property enjoys an elevated outlook with attractive views across greenery, while remaining within easy reach of Guildford town centre, local amenities, and excellent transport links including nearby bus routes and access to the A3. Guildford mainline station provides fast and frequent services into London Waterloo, making this an ideal choice for commuters.

The accommodation is well laid out and finished to a high standard throughout. A welcoming entrance hall provides access to all principal rooms and includes useful storage space. The sitting room is a particularly appealing feature, offering generous proportions and an abundance of natural light, with doors opening onto a private balcony that enjoys a pleasant outlook. There is ample space for both relaxing and dining, creating a sociable and versatile living environment.

The kitchen has been thoughtfully modernised, featuring a range of contemporary units, quality work surfaces, and integrated appliances. A breakfast bar provides additional seating and enhances the functionality of the space, while the window allows for plenty of natural light and a leafy outlook.

Both bedrooms are well-proportioned doubles, each offering comfortable accommodation with space for freestanding furniture. The principal bedroom is especially spacious, while the second bedroom is equally suitable as a guest room, home office, or additional living space. The shower room has been stylishly updated with modern fittings and a clean, neutral finish.

Externally, the property benefits from well-maintained communal grounds and the rare advantage of a private garage, providing secure parking or additional storage. The combination of location, presentation, and practical features makes this an attractive home for a range of buyers, including first-time purchasers, downsizers, or investors.

### Transport Links

London Road (Guildford) 0.7 miles
Guildford 1.3 miles

**Council tax band:** Tax band D
**Local authority:** Guildford Borough Council
**Tenure:** Leasehold

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

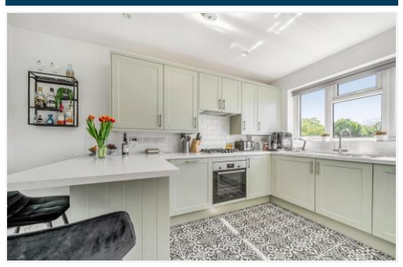


Updated throughout by current owner





No onward chain



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