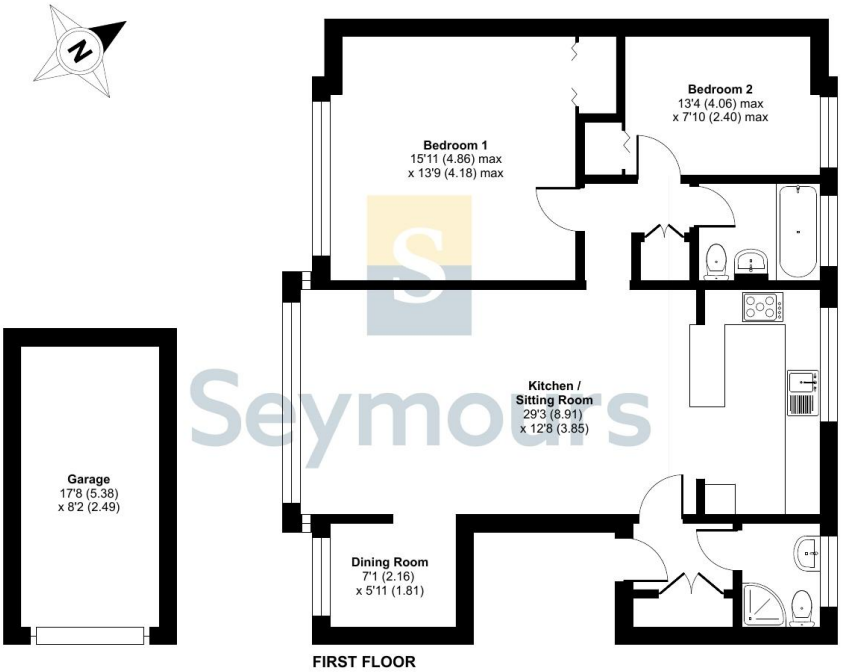


The Shimmings, Boxgrove Road, Guildford, GU1

Approximate Area = 868 sq ft / 80.6 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 1012 sq ft / 94 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: 1457546



Seymours



40 The Shimmings
Boxgrove Road, Guildford, Surrey, GU1 2NQ
£350,000 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
- 2 baths
- EPC Rating C
- 1012 sq. ft
- London Road (Guildford) 0.7 miles
- No onward chain
- Apartment
- First floor
- Modern
- Well-presented
- Within easy reach of Guildford town centre
- Excellent transport links
- Wide range of amenities nearby
- Garage
- Residential parking

No onward chain. Situated in the highly sought-after Boxgrove Road, this beautifully presented two bedroom first floor apartment offers spacious and contemporary accommodation throughout, set within well-maintained communal grounds. The property further benefits from a private garage providing secure parking space, together with additional hallway storage, making it an ideal purchase for professionals, downsizers or investors alike.

The heart of the home is the impressive open plan kitchen and living area, offering an excellent sense of space and natural light. The stylish modern kitchen is fitted with sleek white units, contrasting worktops and integrated appliances, complemented by a breakfast bar creating an ideal space for both everyday living and entertaining. The generous sitting area enjoys large windows overlooking the communal gardens, while an additional dining area provides flexibility for home working or formal dining.

Both bedrooms are well-proportioned doubles with fitted storage, finished in neutral decor and flooded with natural light. The apartment further benefits from a contemporary family bathroom with modern tiling and quality fittings, together with an additional shower room, adding convenience for guests and busy households.

Externally, the development is surrounded by attractive communal lawns and mature greenery, creating a peaceful setting while remaining conveniently positioned for Guildford town centre, local amenities and excellent transport links. Offered in excellent decorative order throughout, this superb apartment combines modern living with practicality in one of Guildford’s prime residential locations.

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.

Length of lease: 999 years from 29/09/1964
Service charge: £1,800.00 PA (approximately)
Peppercorn ground rent: £15.00 PA (approximately)

Transport Links

London Road (Guildford) 0.7 miles
Guildford 1.4 miles

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

Viewings by appointment only
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Well-presented throughout



No onward chain

