Seymours











8 Elgin Gardens
Guildford, Surrey, GU1 1UB

£220,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 577 sq. ft
- London Road (Guildford) 0.7 miles
- First floor apartment
- Well-presented
- Communal parking
- Excellent transport links
- Within easy reach of Guildford town centre
- Communal garden

A well-presented one bedroom first floor apartment situated within a residential cul-de-sac, benefiting from spacious accommodation, communal gardens and communal parking.

The entrance hall provides access to each of the rooms and includes a useful additional room suitable for storage or use as a compact home office. The spacious sitting/dining room offers plenty of room for both seating and a dining table, with a large window providing good natural light.

The separate kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. There is space for the necessary appliances, together with a window overlooking the surrounding grounds.

The generous double bedroom is a generous size, and the bathroom is fitted with a bath and shower over, wash hand basin and WC. The apartment is presented in good order throughout, with neutral décor and carpeting.

Outside, residents have access to communal gardens surrounding the development, together with communal parking. Elgin Gardens is conveniently situated opposite Stoke Park and within easy reach of Guildford Lido, Spectrum Leisure Centre and a range of local amenities. Guildford town centre is approximately 1.5 miles away and offers an extensive selection of shops, restaurants and leisure facilities, while London Road station and Guildford mainline station provide regular rail services, including connections to London Waterloo.



Length of lease: TBC
Service charge: TBC
Ground rent: TBC

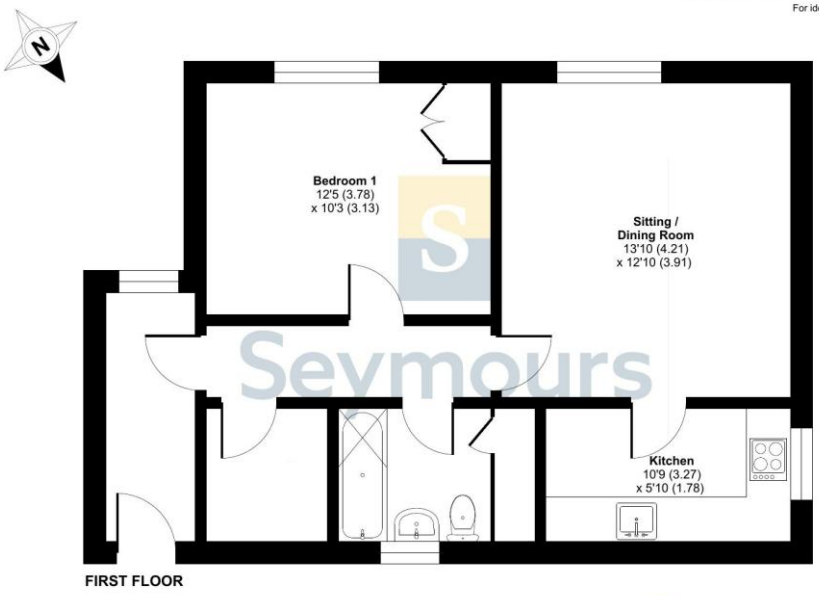
Transport Links
London Road (Guildford) 0.7 miles
Guildford 1.4 miles

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

Elgin Gardens, Guildford, GU1

Approximate Area = 577 sq ft / 53.6 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). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1522855

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

The Property Ombudsman
APPROVED CODE TradingStandards.uk