



Seymours



8 Elgin Gardens
Guildford, Surrey, GU1 1UB

£225,000 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

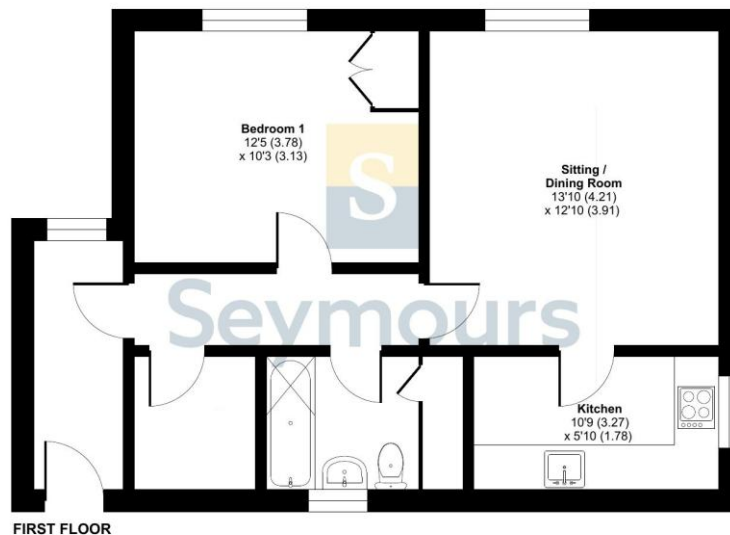
Transport Links
 London Road (Guildford) 0.7 miles
 Guildford 1.4 miles

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Seymours Estate Agents. REF: 152255



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