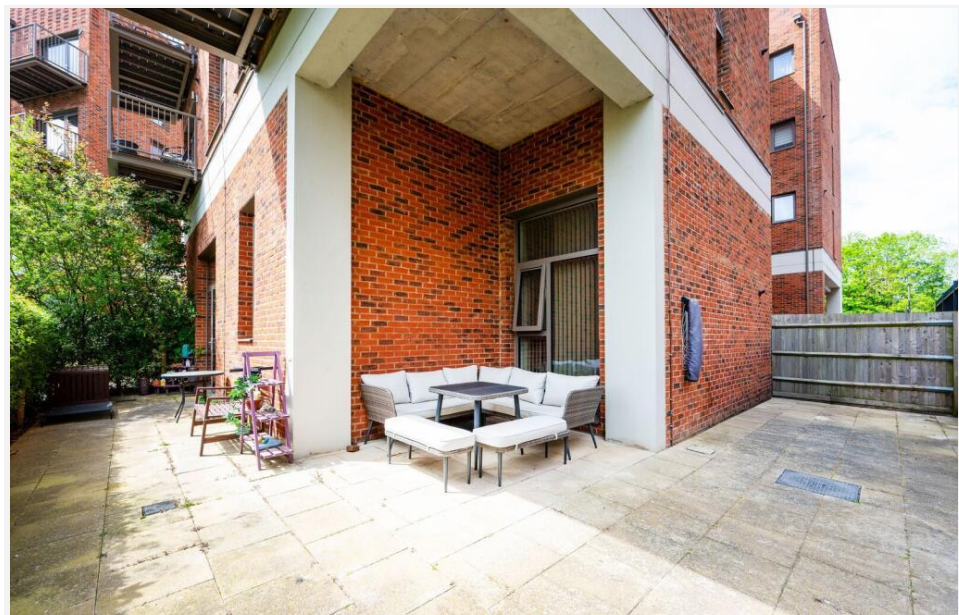
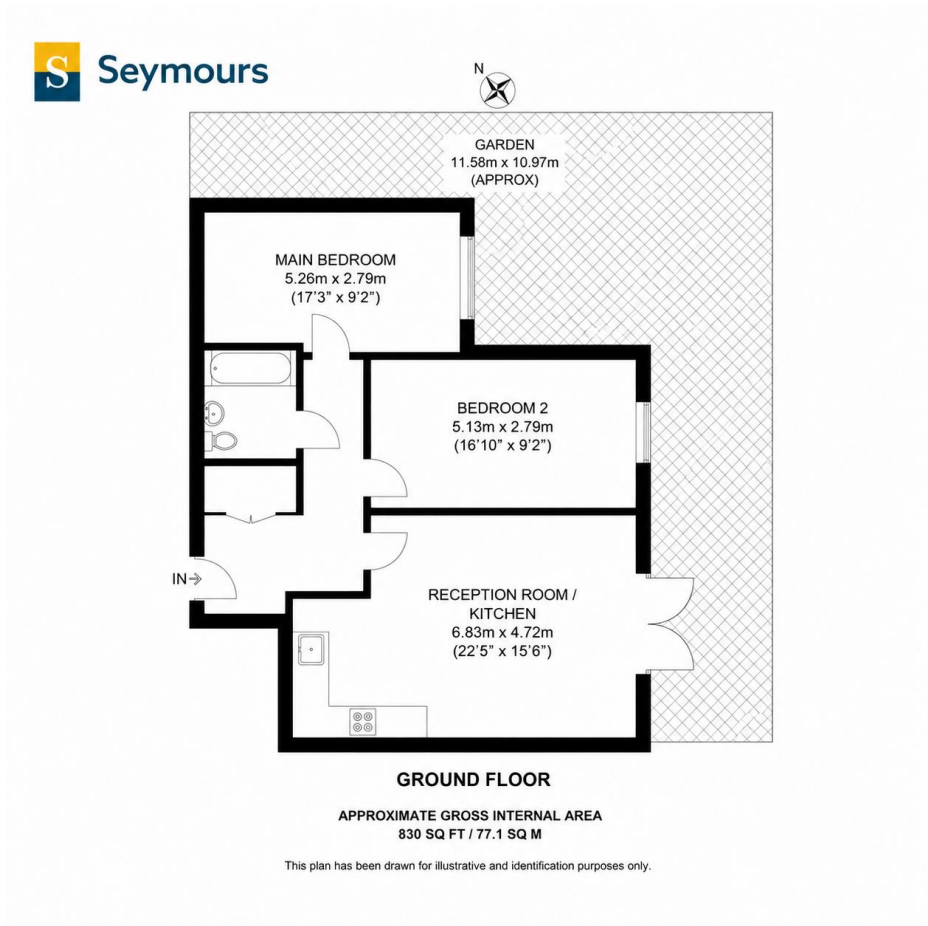




## Flat 1, Wey Corner, Walnut Tree Close Guildford, Surrey, GU1 4TT

**£425,000** 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
- 830 sq. ft
- Guildford 0.4 miles
- Ground floor apartment
- Modern
- Allocated parking
- Private terrace
- Secure entry system
- Excellent transport links
- Located in the heart of Guildford

This impressive ground floor apartment forms part of a modern riverside development. Presented in excellent condition throughout, the property features bright and spacious accommodation with high ceilings that enhance the sense of space and natural light. Set within attractive communal grounds alongside the river, the apartment enjoys a peaceful setting while remaining conveniently located for local amenities and transport links.

The heart of the home is a generous open plan living and kitchen area, providing a superb space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of sleek high-gloss units, integrated cooking appliances and extensive work surfaces, while the living area enjoys direct access to the private terrace, creating an ideal space for outdoor dining and socialising.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and excellent natural light. The principal bedroom enjoys views towards the terrace, while the second bedroom is equally versatile and would make an ideal guest room, home office or nursery.

The modern bathroom is finished to a high standard and comprises a panel enclosed bath with shower over, wash hand basin and WC, complemented by stylish tiling and contemporary décor.

A standout feature of the property is the substantial private terrace, providing a secluded outdoor retreat with ample space for seating and entertaining. Residents also benefit from access to beautifully maintained communal gardens that extend down to the riverside, offering attractive green spaces and picturesque walking routes.

Further benefits include an allocated parking space, secure entry system, lift access and well-maintained communal areas. This attractive apartment would suit a wide range of purchasers, including professionals, downsizers, investors and those seeking a stylish riverside home within a highly desirable development.

Guildford is one of Surrey’s most sought-after locations, combining historic charm with excellent connectivity. The town offers a vibrant mix of independent boutiques, high street shopping, restaurants, cafés and leisure facilities, centred around its picturesque cobbled High Street and iconic castle. Guildford mainline station provides fast and frequent services to London Waterloo, making it a popular choice for commuters, while the nearby A3 offers convenient road links to London, the M25 and the south coast. The area is also renowned for its outstanding schools, beautiful countryside and extensive riverside walks, providing the perfect balance of town and country living. This riverside development enjoys a particularly attractive setting, with scenic walks along the River Wey and easy access to both Guildford town centre and the surrounding green spaces.

Length of lease: 118 years remaining  
Service charge: £1,591.08 PA (approximately)  
Ground rent: £300.00 PA (approximately)

**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](tel:01483576833) / [sales@seymours-guildford.co.uk](mailto:sales@seymours-guildford.co.uk)

