



# Seymours



12 Regent Court  
Belvedere Close, Guildford, Surrey, GU2 9GA

**£200,000** Guide Price

Arrange a viewing: 01483 576833

## Property details

-  1 bedroom
-  1 bath
-  EPC Rating D
-  408 sq. ft
-  Guildford 1.2 miles
- One bedroom apartment
  - First floor
  - Communal parking
  - Communal garden
  - Excellent transport links
  - Within easy reach of Guildford town centre

A well-presented first floor apartment offering bright and spacious accommodation, situated in a convenient residential location within easy reach of Guildford town centre and mainline railway station. The property benefits from well-maintained communal gardens and communal parking.

The accommodation is accessed via a secure communal entrance leading to the first floor. Inside, the entrance hall provides useful storage and access to all principal rooms. The sitting room is a generous, light-filled reception space with ample room for both seating and dining, enjoying a pleasant outlook over the communal grounds. The separate kitchen is fitted with a range of contemporary wall and base units, complemented by generous work surfaces and space for freestanding appliances.

The double bedroom is well proportioned and features fitted wardrobes, providing excellent built-in storage. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. Further storage is provided by a partially boarded loft, offering useful additional space for household items.

Outside, the development enjoys attractive communal gardens, offering residents a pleasant outdoor space, together with communal parking. Regent Court occupies a convenient position on the western side of Guildford, within easy reach of the town centre, which provides an excellent selection of shops, restaurants, cafés and leisure facilities. Guildford's mainline railway station offers fast and frequent services to London Waterloo, while the nearby A3 provides excellent road links to London, the M25 and the south coast. The area is also well served by local amenities, open green spaces and riverside walks along the River Wey.

Length of lease: 999 years from 25 December 1987  
Service charge: £1,950.00 PA

### Transport Links

Guildford 1.2 miles  
London Road (Guildford) 1.3 miles

**Council tax band:** Tax band C

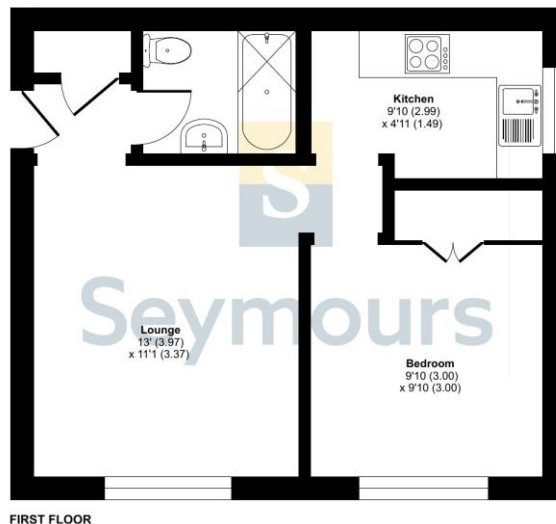
**Local authority:** Guildford Borough Council

**Tenure:** Share of Freehold



### Regent Court, Belvedere Close, Guildford, GU2

Approximate Area = 408 sq ft / 37.9 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: 1466011



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