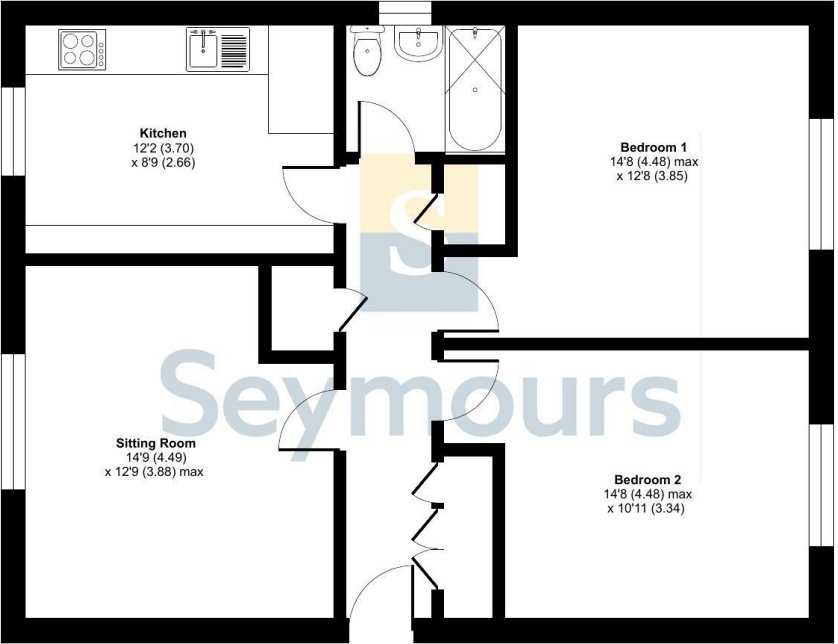


Floorplan



Rowan Close, Guildford, Surrey, GU1

Approximate Area = 759 sq ft / 70.5 sq m
For identification only - Not to scale



SECOND FLOOR

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: 1514773



Seymours



11 Rowan Close
Guildford, Surrey, GU1 1PN
£200,000 Guide Price



Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 864 sq. ft
- London Road (Guildford) 1.4 miles
- No onward chain
- Second floor apartment
- Well-presented
- Two double bedrooms
- Excellent storage, including a private lockable outdoor store
- Communal garden
- Excellent transport links

A spacious and well-presented two double bedroom second floor apartment, offered to the market with no onward chain. The property provides generous accommodation throughout, together with excellent storage, communal grounds and a lockable storage space to the rear of the property.

The entrance hall gives access to each of the rooms and includes several useful storage cupboards. The spacious sitting room is bright and airy, with ample space for both seating and dining furniture, while enjoying an attractive elevated outlook.

The separate kitchen is fitted with a generous range of cupboards and work surfaces, with space for the necessary appliances. A window provides plenty of natural light and views across the surrounding area.

There are two particularly generous double bedrooms, both offering excellent flexibility for bedroom furniture and additional storage. The bathroom is fitted with a bath and shower over, wash hand basin and WC.

Outside, residents have access to communal grounds, while the property also benefits from a lockable storage space to the rear. Rowan Close is conveniently positioned for local shops, schools and regular bus services, with Guildford town centre offering an extensive range of shopping, dining and leisure facilities. Guildford’s mainline station provides frequent services to London Waterloo, while the nearby A3 offers convenient road connections to London, the south coast and the M25.

Length of lease: 125 years from 25 April 1983 - currently in process of extending lease
Service charge: £780.00 per annum
Ground rent: £10.00 per annum

Transport Links

London Road (Guildford) 0.4 miles
Guildford 1.4 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

