



Seymours



1 Cadogan House, St. Lukes Square
Guildford, Surrey, GU1 3JU

£250,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating C
-  473 sq. ft
-  London Road (Guildford) 0.4 miles
-  No onward chain
-  Ground floor apartment
-  Modern
-  Undercover allocated parking
-  Communal gardens
-  Central location
-  Excellent transport links
-  Wide range of amenities nearby

A well-presented one bedroom ground floor apartment, offered to the market with no onward chain, situated within a sought-after modern development just moments from Guildford town centre and the mainline railway station. The property benefits from an allocated undercover parking space, well-maintained communal gardens and would make an ideal first-time purchase, investment or downsizing opportunity.

The accommodation is accessed via a secure communal entrance leading to the apartment. An entrance hall provides access to all principal rooms together with a useful storage cupboard. The spacious sitting room offers ample room for both seating and dining, with an attractive archway opening through to the separate kitchen. The kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surfaces and space for appliances.

The double bedroom is well proportioned with space for wardrobes and enjoys a pleasant outlook, whilst the bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, the development is surrounded by attractive communal gardens and the apartment benefits from an allocated undercover parking space. Cadogan House enjoys a highly convenient position within St Luke's Square, just a short walk from Guildford's historic High Street, excellent shopping and leisure facilities, the mainline railway station with services to London Waterloo in approximately 35–40 minutes, and the A3 providing easy access to London, the M25 and the south coast.

Length of lease: 999 years from 01/01/1995

Service charge: £1,320 per annum

Ground rent: Peppercorn

Transport Links

London Road (Guildford) 0.4 miles

Guildford 0.9 miles

Council tax band: Tax band C

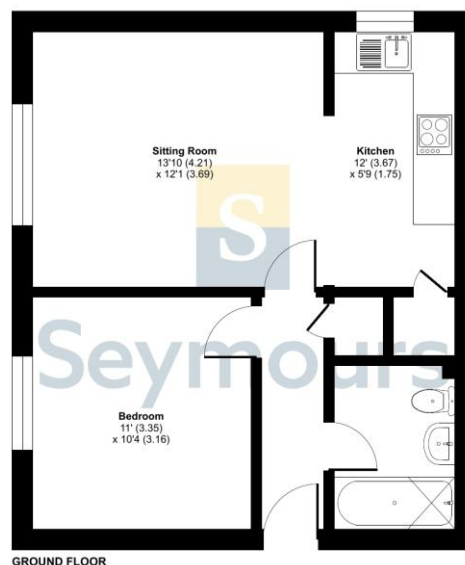
Local authority: Guildford Borough Council

Tenure: Leasehold



Cadogan House, St. Lukes Square, Guildford, GU1

Approximate Area = 473 sq ft / 43.9 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). © richcom 2026. Produced for Seymours Estate Agents. REF: 1498779

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