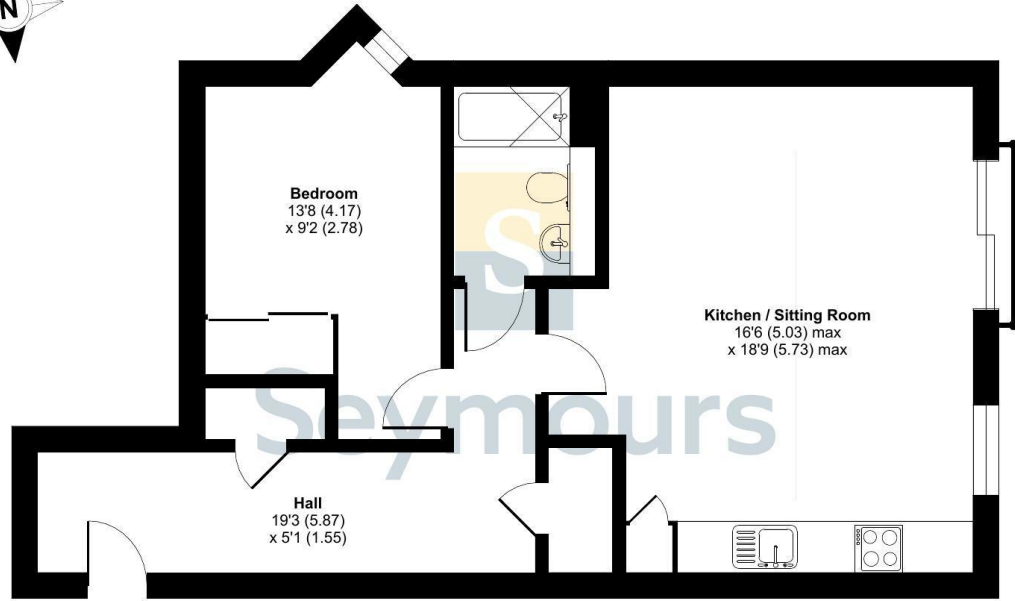


Wharf Road, Guildford, Surrey, GU1

Approximate Area = 595 sq ft / 55.3 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1503133



Seymours



Flat 21, Cricketers Wharf, Wharf Road
Guildford, Surrey, GU1 4ER

£325,000 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

- 1 bedroom
- 1 bath
- EPC Rating B
- 595 sq. ft
- Guildford 0.4 miles
- First floor apartment
- Allocated underground parking
- Located in the heart of Guildford
- Excellent transport links
- Modern
- Wide range of amenities within walking distance

This well-presented first floor apartment forms part of a modern development on Wharf Road and offers bright, contemporary accommodation with a particularly generous open-plan living space. The property is conveniently arranged on one level and combines a practical layout with a stylish modern finish.

The entrance opens into a spacious hallway, which provides access to each of the principal rooms and includes useful built-in storage. From here, the accommodation flows through to the impressive kitchen and sitting room, creating a sociable open-plan space with plenty of room for both comfortable seating and a dining area.

The sitting area benefits from excellent natural light, with large glazed doors and windows giving the room a bright and airy feel. The contemporary kitchen is positioned along one side of the room and is fitted with a comprehensive range of sleek units, generous work surfaces and integrated appliances, providing a clean and practical finish while remaining well connected to the main living area.

The bedroom is a comfortable double room with space for freestanding furniture and a large window providing good natural light. A modern bathroom is positioned conveniently off the hallway and is finished with contemporary tiling, comprising a bath with shower above and glass screen, wash basin and WC.

A particularly useful feature of the property is its allocated underground parking space. Vehicular access leads into the secure covered parking area beneath the development, providing a dedicated space away from the road.

Overall, the apartment offers a well-balanced layout with a spacious open-plan kitchen and reception room, double bedroom, modern bathroom, useful hallway storage and allocated underground parking, all within a contemporary purpose-built development.

Wharf Road occupies a highly convenient position close to the heart of Guildford, combining easy access to the town centre with the attractive surroundings of the River Wey and nearby Dapdune Wharf. Guildford’s historic High Street offers an excellent selection of shops, cafés, bars and restaurants, together with a wide range of leisure and cultural amenities. The River Wey Navigation provides picturesque waterside walks and routes into the town centre, while Guildford mainline station is also within easy reach, offering frequent rail connections to London Waterloo and beyond. Road users are well served by access to the A3, connecting with the M25 and the wider motorway network.

Length of lease: 117 years from 01/01/2018
Ground rent: £340.00 per annum
Service charge: £2,200.00 per annum

Transport Links

Guildford 0.4 miles
London Road (Guildford) 0.5 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



A spacious one bedroom apartment



Allocated underground parking

