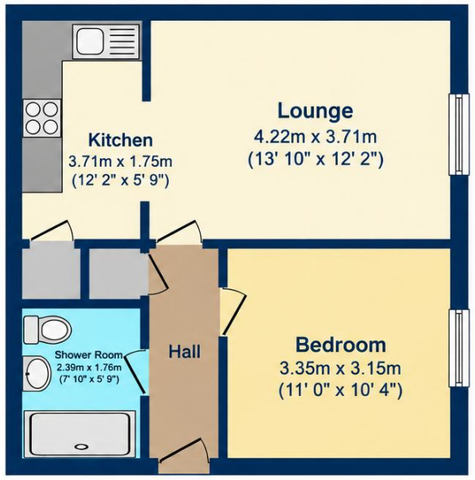
Floorplan

Seymours
ESTATE AGENTS



Ground Floor

Total floor area 43.5 m² (468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Seymours Estate Agents. Powered by PropertyBox.







Seymours











11 Eaton House, St. Lukes Square Guildford, Surrey, GU1 3JP

£185,000 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

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Property details

- 1 bedroom
- 1 bath
- EPC Rating B
- 468 sq. ft
- London Road (Guildford) 0.4 miles
- No onward chain
- Ground floor apartment
- Modern
- 75% Shared ownership with no rent to pay on the remaining 25%
- Allocated and visitors parking
- Excellent transport links
- Located in the heart of Guildford
- Wide range of amenities nearby

Offered to the market with no onward chain, this well presented one bedroom ground floor apartment forms part of the established St. Lukes Square development, approximately 0.4 miles from Guildford High Street. The property benefits from allocated parking, visitors parking and attractive communal grounds, together with an unusual shared ownership arrangement.

The purchaser acquires a 75% share of the property, with the remaining 25% covered by the housing association, Heylo. No rent is payable on the remaining share, providing an appealing opportunity for buyers seeking a conveniently located home close to the town centre.

The entrance hall provides useful storage and leads into a bright sitting/dining room, with wood-effect flooring and space for both comfortable seating and a dining table. A window enjoys a leafy outlook, while an arched opening connects the room to the adjoining kitchen.

The kitchen is fitted with contemporary white gloss wall and base units, complemented by contrasting worktops and tiled flooring. An integrated oven, hob and extractor hood are incorporated into the design, while a separate cupboard provides additional storage.

The double bedroom is attractively presented, with mirrored fitted wardrobes providing generous storage. The accommodation is completed by a modern shower room featuring a walk-in shower with a glazed screen, a washbasin set within a vanity unit, a WC and a heated towel rail.

Outside, the development is arranged around landscaped communal grounds, with established trees, planted borders, pathways and seating areas creating an attractive setting. Allocated parking is provided, with additional visitors spaces available.

St. Lukes Square is conveniently positioned for Guildford's historic High Street, approximately 0.4 miles away, with its extensive selection of shops, cafés and restaurants. The town also offers entertainment at G Live and the Yvonne Arnaud Theatre, while nearby Pewley Down provides access to scenic countryside walks. Guildford's railway stations offer connections to London Waterloo, and the A3 provides access to the M25 and wider motorway network.

Length of lease: 125 years from 1 January 1996
Service charge: £183.00 per calendar month
Ground rent: £150.00 per annum

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

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



No onward chain





Well-presented ground floor apartment



The Property Ombudsman
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