



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for S.L. Rental Guildford. REF: 1489286



**9 Lyn Court, Ferndown Close
Guildford, Surrey, GU1 2DW**
£295,000 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

- 2 bedrooms
- 2 baths
- EPC Rating E
- 737 sq. ft
- London Road (Guildford) 0.5 miles
- No onward chain
- Top floor apartment
- Garage in a block
- Residential parking
- Excellent transport links
- Within easy reach of Guildford town centre

Lyn Court is an established residential development conveniently situated in Ferndown Close, within easy reach of Guildford town centre. This well-proportioned two bedroom apartment is offered to the market with no onward chain, together with the benefit of a garage in a nearby block and residents parking.

The accommodation is arranged around a central entrance hall with useful built-in storage. The reception room is a particularly generous space, with plenty of room to accommodate both sitting and dining areas. A door connects the reception room to the separate kitchen, which is fitted with a range of wall and base units, work surfaces and an integrated oven and hob.

There are two double bedrooms. The principal bedroom benefits from access to an en-suite shower room with WC and hand basin, while the second bedroom also provides spacious accommodation. There is a separate bathroom, fitted with a bath, power shower, WC and hand basin.

Externally, Lyn Court is set within established communal grounds, with areas of lawn and mature planting surrounding the development. The apartment also benefits from a garage situated in a separate block, providing valuable additional parking or storage, as well as residents parking.

Ferndown Close is well positioned for access to Guildford town centre, with its extensive selection of shops, restaurants, leisure facilities and amenities. Guildford's mainline railway station provides regular services to London Waterloo, while the A3 offers convenient road connections towards London, the M25 and the south coast.

Offered with no onward chain, the property represents an appealing opportunity for buyers seeking a generously proportioned two bedroom home in a convenient Guildford location.

Lease Length: 249 years from 1975 - 198 years remaining
Annual Service Charge: £2208 (Set by the directors who are the owners of the flats (6 in total) at the AGM
No ground rent

Transport Links

London Road (Guildford) 0.5 miles
Guildford 1.1 miles

Council tax band: Tax band d
Local authority: Guildford Borough Council
Tenure: Share of freehold

Viewings by appointment only
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