



Seymours



11 Aragorn Court
Guildford, Surrey, GU2 9LH

£200,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating C
-  521 sq. ft
-  Guildford 1.2 miles
-  Ground floor apartment
-  No onward chain
-  Well-presented
-  Bright and spacious accommodation
-  One allocated parking space
-  Communal garden

A well-presented one bedroom first floor apartment offering bright and generously proportioned accommodation, together with loft access, a communal garden and one allocated parking space.

The entrance hall includes useful storage and provides access to the loft. The generous reception room offers ample space for both sitting and dining areas, with a large window allowing plenty of natural light.

The separate kitchen is fitted with a range of contemporary white gloss units, wood-effect work surfaces and integrated cooking appliances, together with space for further appliances. The spacious double bedroom benefits from fitted wardrobes, while the bathroom features a bath with shower above, washbasin and WC.

Outside, residents have use of an enclosed communal garden, principally laid to lawn, while the property also benefits from one allocated parking space.

Aragorn Court is situated in a convenient residential area on the northern side of Guildford, within easy reach of local shops, amenities and regular bus services. Guildford town centre offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing services to London Waterloo in approximately 35–40 minutes. The A3 is also readily accessible, connecting with London, the M25 and the wider motorway network.

Length of lease: 125 years from 1 January 2004

Service charge: £2,080.00 per annum

Ground rent: £165.00 per annum

Transport Links

Guildford 1.2 miles

London Road (Guildford) 1.3 miles

Council tax band: Tax band C

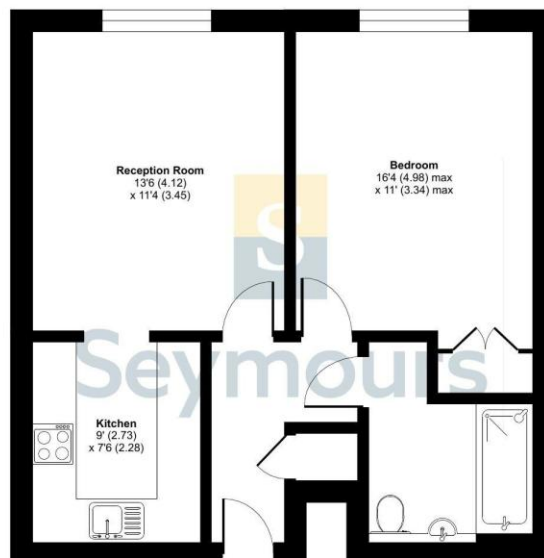
Local authority: Guildford Borough Council

Tenure: Leasehold



Aragorn Court, Guildford, Surrey, GU2

Approximate Area = 521 sq ft / 48.4 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). © nrichcom 2026. Produced for Seymours Estate Agents. REF: 1514079



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