



Seymours



Flat 11, Stoke Park Court Park Road, Guildford, Surrey, GU1 4PN

£200,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating D
-  480 sq. ft
-  London Road (Guildford) 0.3 miles
-  One bedroom apartment
-  Residential parking
-  Balcony
-  Located in the heart of Guildford
-  Excellent transport links
-  Wide range of amenities nearby

This one bedroom purpose built apartment is situated within a short walk of Guildford High Street, Stoke Park and both railway stations. Positioned on the first floor of Stoke Park Court, the property offers a spacious sitting/dining room, a separate kitchen and useful built-in storage, with views towards Guildford Cathedral from the external access walkway.

The front door opens into an entrance hall with two storage cupboards, providing practical space for coats and household items. Doors lead to the sitting/dining room, bedroom and bathroom.

The spacious sitting/dining room is a bright reception room with a generous window and space for both seating and a dining table. Neutral décor and carpeting complement the room, while an arched opening leads through to the kitchen.

The kitchen is fitted with white wall and base units, complemented by wood-effect worktops and tiled splashbacks. An integrated oven, gas hob and extractor are provided, together with space for further appliances. A window brings natural light into the room and provides an elevated outlook.

The double bedroom benefits from a built-in wardrobe and space for additional furniture. The bathroom comprises a bath with a shower above and glazed screen, a washbasin set within a vanity unit and a WC, complemented by tiled flooring and partially tiled walls.

The apartment is approached via an external staircase and a shared first floor walkway, which enjoys views over the surrounding rooftops towards Guildford Cathedral. Park Road is conveniently placed for local shops and everyday amenities, with Stoke Park providing nearby green space. Guildford's town centre offers a wide choice of shops, restaurants and cafés, alongside entertainment at G Live and the Yvonne Arnaud Theatre. Both London Road and Guildford mainline stations are within walking distance, with the latter providing regular services to London Waterloo.

Length of lease: 125 years from 12 August 1999

Service charge: £300.00 PA

Ground rent: £45.00 PCM

Transport Links

London Road (Guildford) 0.3 miles

Guildford 0.5 miles

Council tax band: Tax band C

Local authority: Guildford Borough Council

Tenure: Leasehold

Stoke Park Court, Park Road, Guildford, GU1

Approximate Area = 480 sq ft / 44.6 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Seymours Estate Agents. REF: 1529536



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