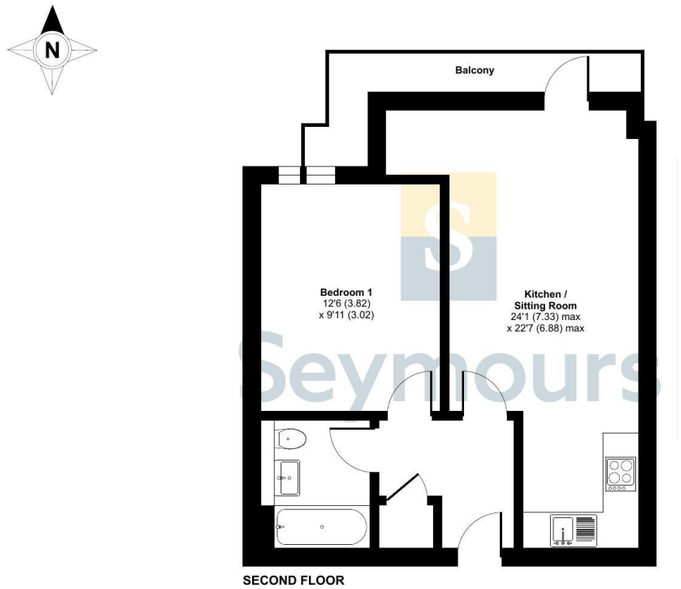
## Floorplan

### Liongate House, Ladymead, Guildford, GU1

Approximate Area = 474 sq ft / 44 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1527274

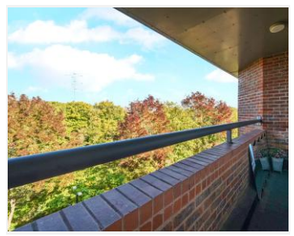


Seymours











# Flat 64, Liongate House, Ladymead
# Guildford, Surrey, GU1 1FP

£275,000 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 C
- 474 sq. ft
- London Road (Guildford) 0.6 miles
- Modern second floor apartment
- Lift access
- Allocated parking
- Beautifully-presented
- Excellent transport links
- Secure entry system

Built in 2022, this beautifully presented one bedroom apartment occupies the second floor of Liongate House, offering modern accommodation with a private covered balcony and allocated parking. The development benefits from a secure communal entrance and lift access, with a convenient position within easy reach of Guildford town centre.

The entrance hall provides access to all rooms and includes a useful storage cupboard. Light décor and wood-effect flooring create a welcoming feel, with the flooring continuing through the main living accommodation.

The open-plan kitchen/sitting room is a bright and spacious setting, with room for both seating and dining furniture. Windows and a glazed door draw in natural light and provide access to the balcony, while recessed ceiling lighting complements the contemporary finish.

The kitchen is fitted with sleek grey handleless units, contrasting light work surfaces and an inset sink. An integrated oven, hob and extractor are complemented by under-cabinet lighting, with the open-plan arrangement keeping the kitchen connected to the living space.

The double bedroom enjoys a leafy outlook and provides space for bedroom furniture alongside a desk or dressing table. The bathroom is finished with contemporary tiling and comprises a bath with an overhead shower and glass screen, a washbasin set within a vanity unit, and a WC.

Accessed directly from the sitting room, the covered balcony provides a pleasant outdoor area with views towards surrounding trees. Allocated parking adds further convenience to this modern apartment.

Liongate House is situated on Ladymead, less than a mile from Guildford town centre and approximately one mile from the mainline station. Guildford offers a wide choice of shops, cafés and restaurants around its historic cobbled High Street, together with cultural venues including G Live and the Yvonne Arnaud Theatre. Nearby amenities include Ladymead Retail Park, Guildford Lido, Stoke Park and the Spectrum leisure centre, while access to the A3 provides connections towards London and the M25.

Length of lease: 125 years from 01/02/2022
Service charge: £1,803.33
Ground rent: N/A

### Transport Links

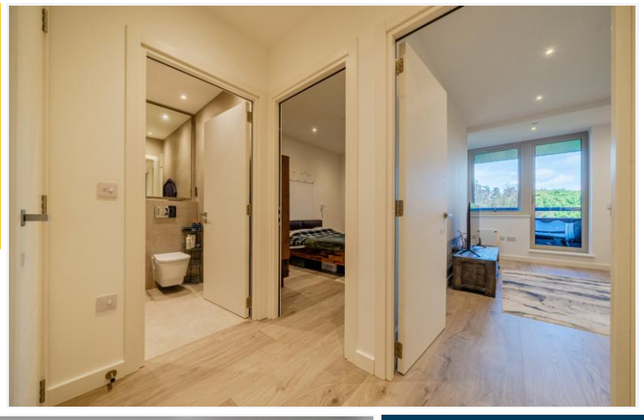
London Road (Guildford) 0.6 miles
Guildford 0.8 miles

**Council tax band:** Tax band C
**Local authority:** Guildford Borough Council
**Tenure:** Leasehold

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



Benefits from allocated parking, lift access and secure entry system





The property also has a private balcony



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