Seymours











Flat 7, King Edwards Court, Walnut Tree Close Guildford, Surrey, GU1 4LG

£235,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating B
- 547 sq. ft
- Guildford 0.3 miles

- One bedroom, first floor apartment
- No onward chain
- Resident permit parking
- Located in the heart of Guildford
- Wide range of amenities within easy reach
- Excellent transport links
- Council tax band C
- Leasehold



Offered with no onward chain, this well-presented one bedroom first-floor apartment forms part of King Edwards Court on Walnut Tree Close, conveniently situated for Guildford town centre and the mainline station. The property offers spacious accommodation, a private balcony and permit parking availability.

The entrance hall provides access to all rooms and includes a useful double-door storage cupboard. Neutral décor creates a bright and welcoming introduction to the apartment.

The open-plan kitchen/sitting room is a spacious living area with room for seating and dining furniture. Windows on two sides bring in natural light, while glazed double doors open onto the balcony, extending the living space outdoors.

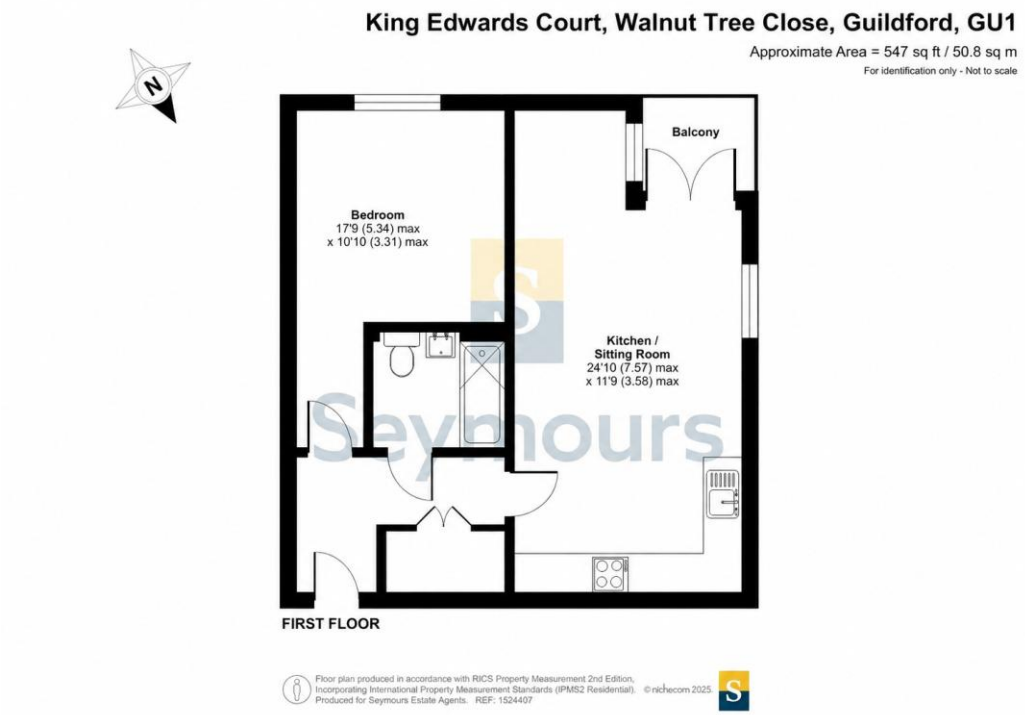
The kitchen is fitted with a range of light-coloured units, contrasting work surfaces and an inset stainless-steel sink. A fitted oven and hob with an extractor above are complemented by space for further appliances, while tiled flooring defines the kitchen area within the open-plan layout.

The generous double bedroom provides ample room for bedroom furniture. Accessed from the entrance hall, the bathroom comprises a bath with an overhead shower and glass screen, a washbasin and a WC, with a heated towel rail and contemporary tiling completing the room.

The private balcony provides space for a small table and chairs, creating a useful outdoor seating area directly off the sitting room. Permit parking is available, adding convenience to the property's position close to the town centre.

King Edwards Court is situated within walking distance of Guildford mainline station and the town centre. Guildford offers a wide selection of shops, cafés and restaurants around its historic cobbled High Street, alongside attractions including the Yvonne Arnaud Theatre, G Live and the castle grounds. The nearby River Wey provides opportunities for riverside walks, while rail services to London Waterloo and access to the A3 offer connections for commuters.

Length of lease: 155 years from 01/05/2015
Service charge: £1,922.00 PA (approximately)
Ground rent: N/A



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