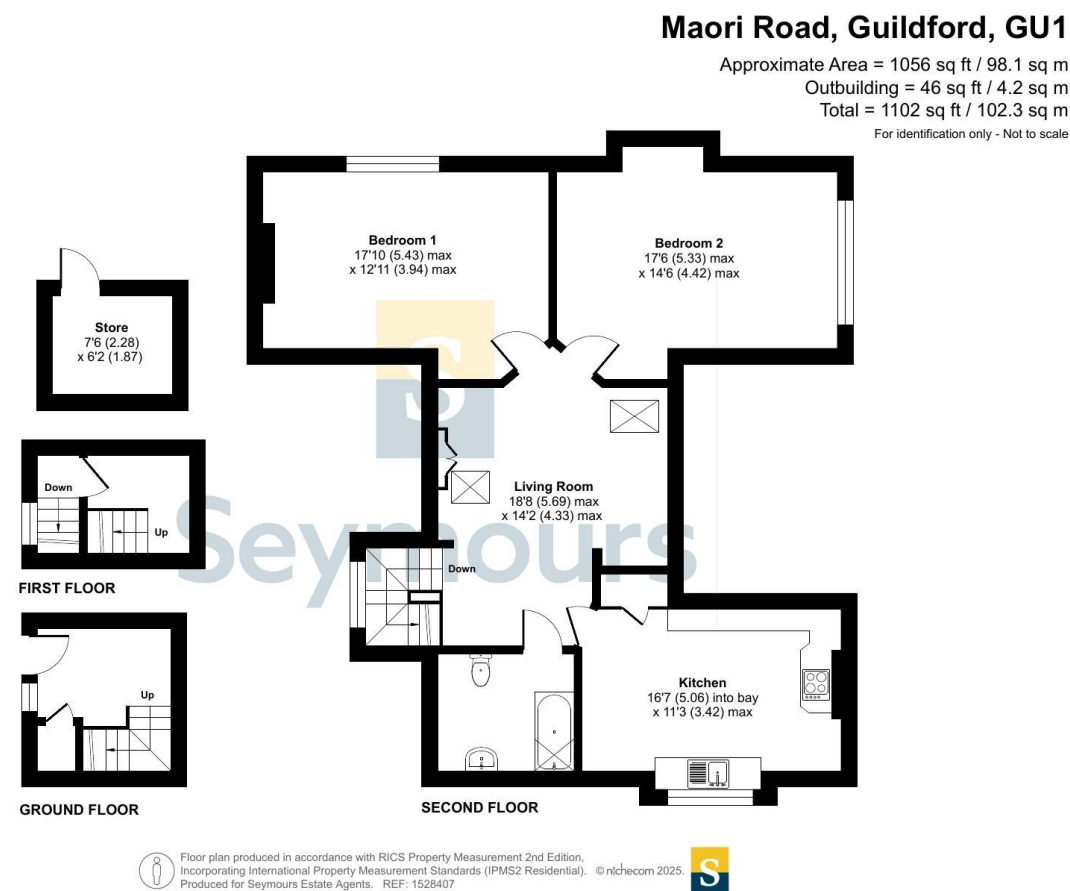




Flat 3, 11 Maori Road
Guildford, Surrey, GU1 2EG
£450,000 Guide Price

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 1102 sq. ft
- London Road (Guildford) 0.3 miles

- No onward chain
- Top floor two bedroom apartment
- Private entrance
- Communal parking
- Private garden
- Located in the heart of Guildford
- Excellent transport links
- Period property

Offered with no onward chain, this spacious two bedroom apartment occupies the top floor of an attractive character property on Maori Road. One of just three apartments within the conversion, it benefits from its own private entrance and private garden, with bright accommodation combining period features and distinctive sloping ceilings.

The private ground floor entrance opens into a lobby, with stairs leading to the second floor accommodation. This provides an independent approach to the apartment, with the principal rooms arranged around a central living room.

The living room offers generous space for seating, with rooflights drawing in plenty of natural light. Sloping ceilings add character, while built-in cupboards beneath the eaves provide useful storage.

The separate kitchen/dining room is fitted with wooden-fronted units, contrasting work surfaces and tiled flooring. A broad window above the sink brings in natural light, while an oven with a gas hob and extractor sits alongside space for additional appliances. There is also room for a dining table, creating a sociable setting for everyday meals and entertaining.

Both bedrooms are spacious doubles, each with a character fireplace and room for freestanding furniture. Their individual rooflines and windows add to the apartment’s appeal. The bathroom is fitted with a bath and shower over, a washbasin and WC, complemented by tiled walls, patterned flooring and a rooflight.

Outside, the private garden provides a separate outdoor space to enjoy, with gravelled areas, established planting and room for garden furniture. An external store offers useful additional storage.

Maori Road is an established residential road conveniently positioned for Guildford town centre and London Road station. Guildford’s historic cobbled High Street offers a wide choice of shops, cafés and restaurants, complemented by cultural venues including G Live and the Yvonne Arnaud Theatre. London Road station is nearby, while Guildford’s mainline station provides regular services to London Waterloo. Stoke Park and Pewley Downs offer opportunities for recreation and countryside walks, and the area is served by highly regarded schools. The A3 provides connections towards London and the south coast, with access to the M25 and the wider motorway network.

Length of lease: 999 years from 01/01/2018
Service charge: £150.00 PCM

Transport Links

London Road (Guildford) 0.3 miles
Guildford 1.0 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Share of Freehold

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

