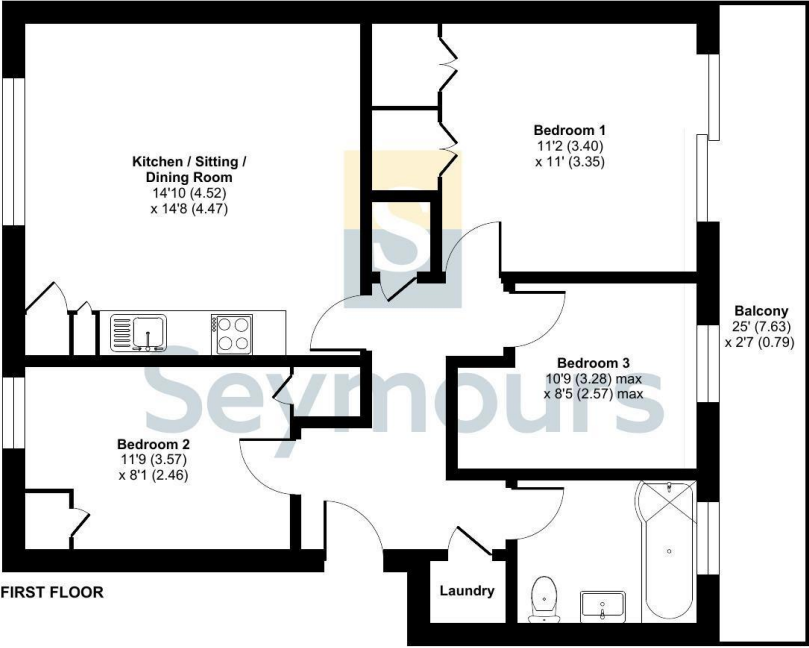


Wilderness Court Wilderness Road, Guildford, Surrey, GU2

Approximate Area = 740 sq ft / 68.7 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). © n/a/ecom 2026. Produced for Seymours Estate Agents. REF: 1529758



Seymours



8 Wilderness Court, Wilderness Road
Guildford, Surrey, GU2 7QS

£270,000 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

Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 740 sq. ft
- Guildford 0.9 miles
- Popular residential neighbourhood
- Very high rental yield
- No onward chain
- First floor apartment
- Spacious layout with ample storage
- Renovated and upgraded with high-spec kitchen
- Extensive balcony and communal garden
- Pleasant views from both sides
- Share of Freehold with 999-year lease from 31 March 1984

This three bedroom apartment is an attractive investment opportunity as it is currently let at £2,470 pcm with a gross rental yield of about 11%

Situated in the historic residential suburb of Onslow Village which has a high rating for liveability, reflecting its strong community feel and proximity to local shops, very good schools, recreation parks and open spaces. This quiet neighbourhood also has the convenience of being just a short distance from the University of Surrey, Royal Surrey County Hospital, Surrey Research Park, Guildford mainline station and Town Centre.

The property enjoys double-aspect views over the well-maintained communal gardens with panoramic views of Guildford Cathedral from the extensive balcony. The off-street parking area is supplemented by ample resident parking spaces (Zone J.)

The apartment has been renovated in a contemporary style and encompasses a very spacious layout with an abundance of natural light through large double-glazed windows. The kitchen is high-quality with built-in Bosch appliances and quartz worktop. There is extensive storage throughout including a separate laundry cupboard to house the double-stacked appliances.

The principal bedroom is very spacious with large built-in wardrobes and wide patio doors to the balcony. Two further bedrooms are comfortably sized with pleasant views. The bathroom is well-appointed, comprising a shower over the bath, a vanity washbasin and WC, complemented by the tiled walls and a window.

White goods, carpet, curtains and furniture are included in the sale, providing continuity for the existing letting.

The property benefits from a high energy efficiency rating of C (with potential to attain B rating) with the long-term security of a 999-year lease and peppercorn ground rent.

Length of lease: 999 years from 31 March 1984
Annual Service Charge: £2,550.53 (01 July 2026 to 30 June 2027)

Transport Links
A3 road: 0.2 miles
Guildford mainline station: 0.9 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk

