



Seymours



8 Cadogan House, St. Lukes Square Guildford, Surrey, GU1 3JU

£240,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating To be confirmed
-  474 sq. ft
-  London Road (Guildford) 0.4 miles
-  Upper floor apartment
-  No onward chain
-  Two allocated parking spaces
-  Central location
-  Excellent transport links
-  Wide range of amenities nearby



Offered to the market with no onward chain, this well-presented one bedroom apartment benefits from two allocated parking spaces and a central Guildford location. Situated on the second floor of Cadogan House within the popular St. Luke's Square development, the property enjoys an attractive setting with landscaped communal grounds, convenient for the High Street and nearby countryside.

The entrance hall provides useful storage and leads into a spacious sitting room, where there is plenty of natural light into the room. There is space for seating and a dining table, while an arched opening connects the sitting room to the kitchen.

The kitchen is fitted with a range of cream-fronted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. An integrated oven, gas hob and extractor are provided, together with space for further appliances. A window above the sink brings natural light into the kitchen.

The double bedroom features fitted wardrobes extending across one wall, providing generous storage while leaving space for additional bedroom furniture. Neutral décor and a large window create a bright and welcoming room.

The bathroom is fitted with a white suite comprising a bath with a shower over and glazed screen, a pedestal washbasin and WC. Tiled walls complete the room.

Outside, the communal grounds include lawns, established planting and pathways, with seating areas providing places to enjoy the surroundings. The apartment also benefits from two allocated parking spaces, a particularly valuable feature in this central location.

St. Luke's Square is conveniently positioned for Guildford's cobbled High Street, with its extensive selection of shops, cafés and restaurants. The town also offers a variety of leisure and cultural facilities, including G Live and the Yvonne Arnaud Theatre, alongside highly-regarded schools. Guildford's railway stations provide connections to London and surrounding towns, while Pewley Downs and Chantry Woods offer nearby countryside walks. The A3 provides access towards London, the south coast and the M25.

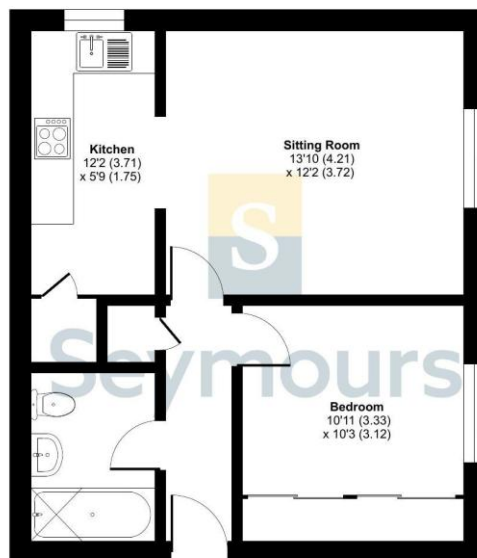
Length of lease:
Service charge:
Ground rent:

Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: To be advised



Cadogan House St. Lukes Square, Guildford, Surrey, GU1

Approximate Area = 474 sq ft / 44 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Seymours Estate Agents. REF: 1528559



Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk