Seymours











Flat 3, Metro, Walnut Tree Close
Guildford, Surrey, GU1 4SF

£250,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 545 sq. ft
- Guildford Station 0.1 miles
- Modern first floor apartment
- No onward chain
- Two bedrooms
- Well-presented
- Balcony
- Located in the heart of Guildford
- Wide range of amenities within easy reach
- Excellent transport links



Offered to the market with no onward chain, this well-presented two bedroom apartment benefits from a private balcony and a convenient setting on Walnut Tree Close, within easy reach of Guildford town centre and the mainline station. The accommodation features a spacious open-plan living area, a modern fitted kitchen and a contemporary bathroom, providing an appealing purchase for first-time buyers, downsizers or investors.

The entrance hall provides useful cupboard storage and leads through to the open-plan kitchen/sitting/dining room. Wood-effect flooring and neutral décor create a bright, cohesive space, with ample room for both seating and a dining table. Windows bring in natural light, while glazed double doors open onto the private balcony, providing space to sit outside.

The kitchen is fitted with a range of white cabinets, complemented by contrasting work surfaces and a distinctive turquoise splashback. A built-in oven, inset hob and concealed extractor are incorporated into the design, with under-cabinet lighting illuminating the preparation areas. Its open-plan arrangement connects naturally with the dining and sitting areas, making the space well suited to everyday living and entertaining.

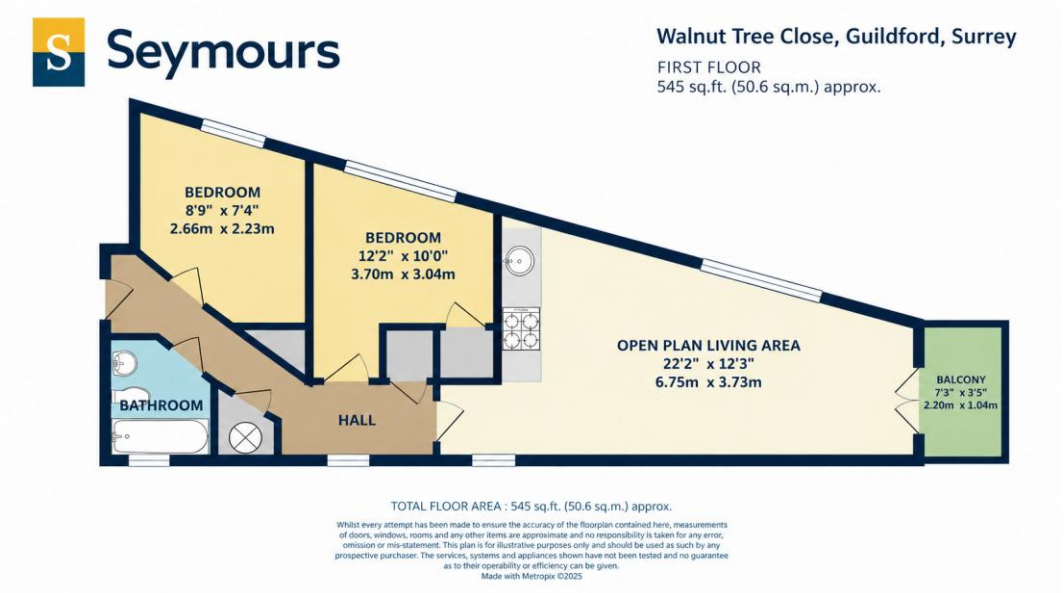
The principal bedroom is a well-proportioned double with built-in wardrobe storage, neutral décor and carpeting. The second bedroom provides a versatile space for use as a single bedroom, guest room or home office. The bathroom is finished with beige tiling and comprises a bath with an overhead shower and glass screen, a wall-mounted basin and a WC. A blue glass-block window adds a distinctive touch while allowing natural light into the room.

This apartment enjoys a convenient central location on Walnut Tree Close, just a short walk from Guildford's mainline station, which provides direct services to London Waterloo. The nearby High Street offers an extensive selection of shops, cafés and restaurants, complemented by the town's theatres, cinema and leisure facilities. The River Wey provides opportunities for riverside walks, while the University of Surrey is also within easy reach. Road connections are available via the A3, linking with the M25, and the surrounding Surrey Hills offer a variety of countryside walks and outdoor pursuits.

Length of lease: 125 years from 01/01/2006
Charges: £2,420.00 per annum. This includes service charge, ground rent and building insurance.

Transport Links
Guildford Station 0.1 miles
London Road Station 0.7 miles

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



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