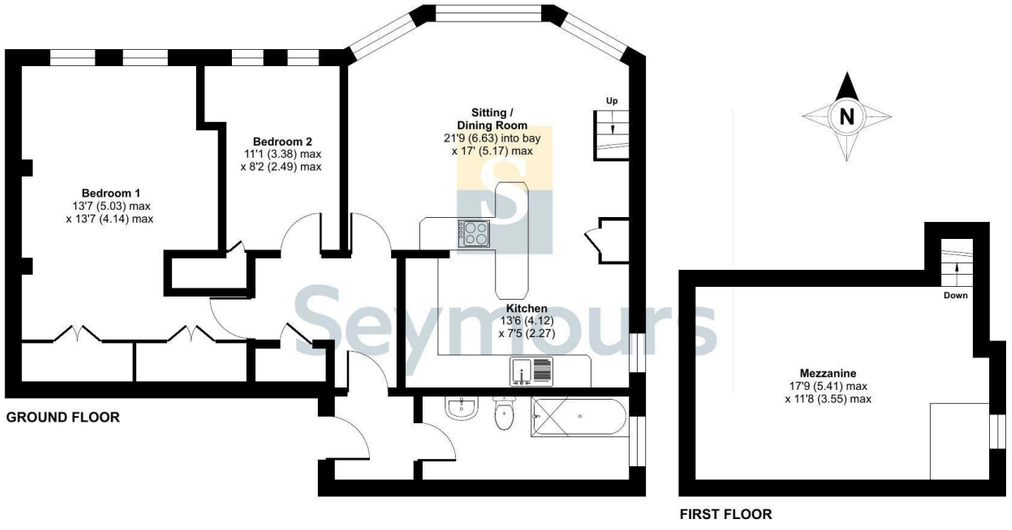
Floorplan

King Georges Lodge Monro Drive, Guildford, Surrey, GU2

Approximate Area = 872 sq ft / 81 sq m
Mezzanine = 208 sq ft / 19.3 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1528909



Seymours











Flat 1, King Georges Lodge, Monro Drive Guildford, Surrey, GU2 9PF

£375,000 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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 2 bedrooms
- 1 baths
- EPC Rating E
- 1043 sq. ft
- Guildford 1.3 miles

- No onward chain
- Two bedroom apartment
- Two parking spaces
- Leasehold with share of freehold
- Lease extension in progress
- Spacious sitting/dining room
- Generous mezzanine
- High ceilings and tall windows

No onward chain. Set within the characterful King Georges Lodge on Monro Drive, this spacious two bedroom apartment combines impressive ceiling heights and tall windows with an open-plan living space and a generous mezzanine. The property benefits from two parking spaces and a share of the freehold, with a lease extension in progress.

The entrance hall provides access to the bedrooms, bathroom and main living accommodation, with built-in storage offering useful space for coats and everyday items. Neutral decoration throughout provides a straightforward backdrop for personalisation.

The sitting/dining room forms the centrepiece of the apartment, with a wide bay of tall windows drawing in natural light. The high ceiling enhances the sense of space, with ample room for both seating and a dining table. A timber staircase and balustrade add character and connect the room to the mezzanine above.

Open to the reception room, the kitchen is fitted with white gloss cabinetry, timber work surfaces and a peninsula incorporating a breakfast bar. An integrated oven and hob, together with storage and preparation space, create a practical layout that works well with the adjoining dining area.

The mezzanine overlooks the main reception room and provides a versatile additional space for a home office, hobbies or a separate seating area. Its generous floor area adds flexibility to the accommodation while retaining a connection to the living space below.

Both bedrooms are accessed from the hall and feature tall windows in keeping with the building's character. The principal bedroom is particularly spacious and benefits from fitted storage, while the second bedroom also offers built-in storage. The bathroom is fitted with a bath with a shower over, a pedestal washbasin and WC, complemented by tiled walls and a window.

The building's attractive brick elevations and established planting provide an appealing setting, with the apartment's two parking spaces completing the property. It is offered with a share of the freehold, and in the process of extending the lease.

Length of lease: 125 years from 1 January 1995 (approximately 93 years remaining); statutory lease extension in progress.
Service charge: Approximately £3,328 per annum for 2026/27 (including reserve fund contribution), payable half-yearly.
Ground rent: £312.50 per annum, subject to 25-yearly review (next January 2045); will be removed entirely when the extension completes.

Transport Links
Guildford 1.3 miles
London Road (Guildford) 1.5 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Leasehold with share of freehold



High ceilings and tall windows





A spacious two bedroom apartment



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