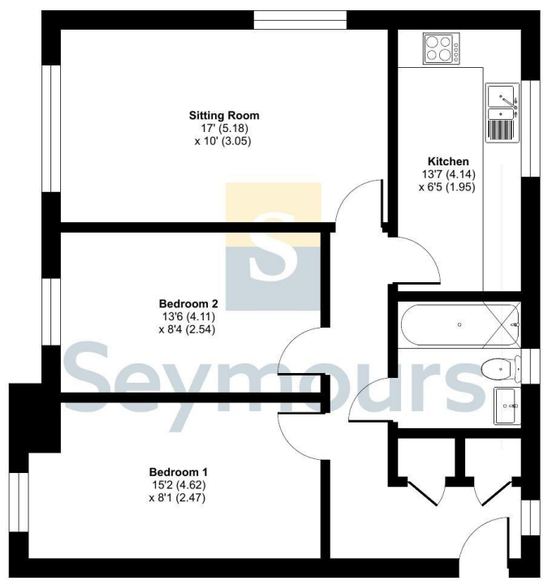
Floorplan

Power Close, Guildford, GU1

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale

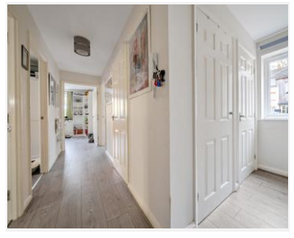


GROUND FLOOR

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: 1539310

Seymours











2 Power Close
Guildford, Surrey, GU1 1EJ

£157,500 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

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 669 sq. ft
- Guildford 0.6 miles
- Ground floor apartment
- Modern
- Allocated & visitors parking
- Two double bedrooms
- Located in the heart of Guildford
- Excellent transport links

The property is offered for sale on a shared ownership basis, with a 50% share being sold. Rent of £539.41 per calendar month is payable on the remaining 50% share. Further details are available upon request.

This well-presented two bedroom ground floor apartment benefits from an allocated parking space and communal gardens. Situated within Power Close, the property offers spacious accommodation within easy reach of Guildford town centre and transport links.

The entrance hall provides two useful storage cupboards and an entry telephone, with wood-effect flooring continuing into the generous sitting room. Windows to two aspects bring in plenty of natural light, with space for both seating and dining.

The separate kitchen is fitted with white cabinets, grey work surfaces and tiled splashbacks. A built-in oven, hob and extractor hood are complemented by space for freestanding appliances, with a window above the sink.

Both bedrooms are well-proportioned doubles with neutral décor and carpeting, with the second currently accommodating a bed and home-working area. The contemporary bathroom features a bath with an overhead shower and glass screen, a vanity basin and a concealed-cistern WC.

Outside, communal lawns, established trees and hedging surround the buildings. The apartment benefits from an allocated parking space, with visitor parking also available within the development.

Power Close is situated off Faraday Road, within easy reach of local shops and Guildford town centre's extensive selection of restaurants, cafés and leisure facilities. Guildford mainline and London Road stations provide rail connections, including services to London Waterloo, while nearby recreational spaces offer opportunities for outdoor activities. The A3 provides access towards London, the M25 and the south coast, with the Surrey Hills countryside also within easy reach.

Length of lease: 189 years from 1 October 2004
Estate charge: £29.51
Buildings insurance: £32.40
Management fee: £18.33
Reserve fund payment: £39.04
Other service charges: £ 33.05
Total monthly payment excluding rent: £152.33

Transport Links

Guildford Station 0.6 miles

London Road Station 0.6 miles

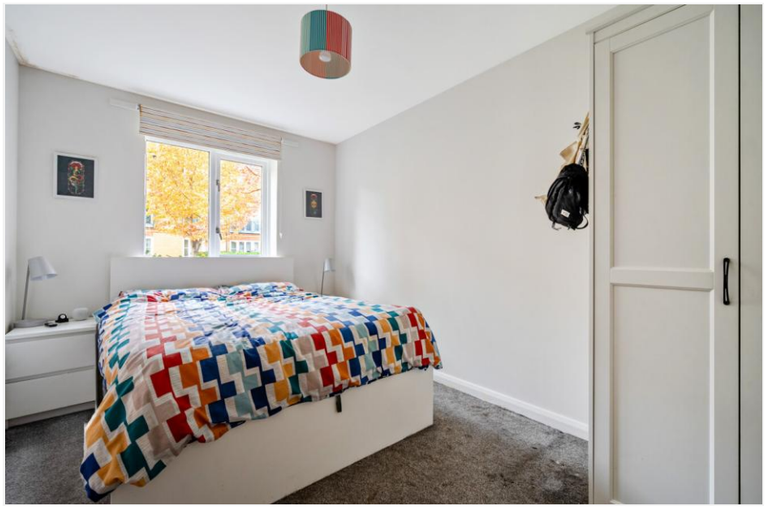
Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: Leasehold

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



Communal garden





Wide range of amenities within easy reach



The Property Ombudsman
APPROVED CODE TradingStandards.uk