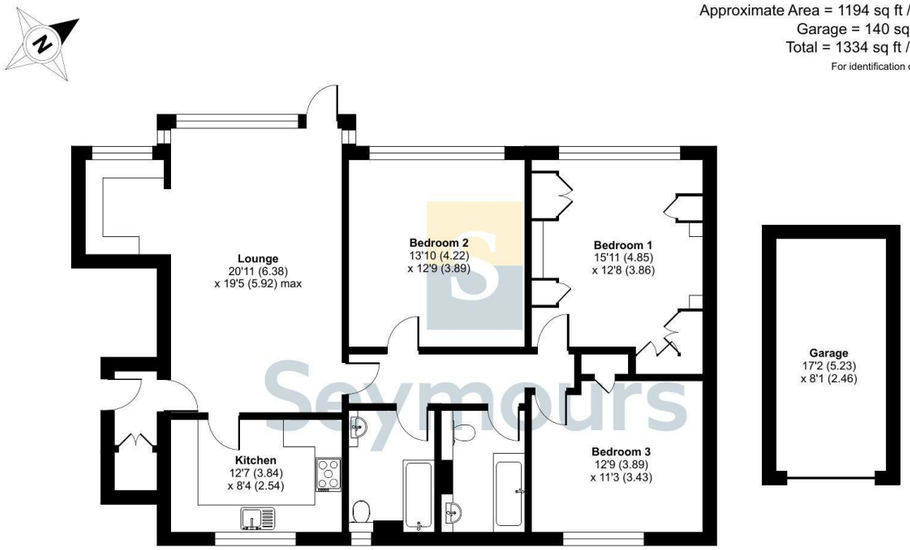
Floorplan

The Shimmings, Boxgrove Road, Guildford, GU1

Approximate Area = 1194 sq ft / 110.9 sq m
Garage = 140 sq ft / 13 sq m
Total = 1334 sq ft / 123.9 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: 1543366







Seymours











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Boxgrove Road, Guildford, Surrey, GU1 2NG

£395,000 Guide Price

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Arrange a viewing: 01483 576833

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Property details

- 3 bedrooms
- 2 baths
- EPC Rating C
- 1334 sq. ft
- London Road 0.7 miles
- No onward chain
- Three bedroom ground floor apartment
- Garage in a nearby block
- Communal parking
- Excellent transport links
- Versatile accommodation
- Wide range of amenities nearby
- Well-maintained communal gardens

Offered to the market with no onward chain, this spacious three-bedroom ground floor apartment is situated within The Shimmings, an established residential development on Boxgrove Road, Guildford. The property benefits from a generous sitting room, separate kitchen, two bathrooms, attractive communal gardens, a garage in a block and communal parking. Whilst well maintained, the apartment offers excellent scope for modernisation and personalisation.

The communal entrance leads to the apartment's welcoming hallway, which provides access to the principal rooms and useful built-in storage. The spacious sitting room offers ample space for both seating and dining, with a feature fireplace, large windows and a glazed door opening directly onto the communal gardens. An adjoining study area with fitted shelving, cupboards and a desk provides an ideal space for home working.

The separate kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, together with room for essential appliances. The accommodation includes three well-proportioned bedrooms, with the generous principal bedroom benefiting from extensive fitted wardrobes and bedroom furniture. The remaining bedrooms offer flexibility for guests, family or use as a home office.

There are two bathrooms, both fitted with a bath, wash basin and WC, with one also benefiting from an overhead shower. Both offer scope for updating to suit individual preferences.

Outside, the development enjoys attractive, well-maintained communal gardens with mature planting and generous lawned areas. The apartment benefits from direct access to a paved patio from the sitting room, overlooking the gardens. Further benefits include a garage in a nearby block and communal parking for residents.

Length of lease: 999 years from 29 September 1964
Service charge, including building and garage insurance: £2,175.46 per annum (for 2026). Paid in two instalments.
Ground rent: N/A

The Shimmings occupies a convenient position on Boxgrove Road, within easy reach of Guildford town centre, approximately 1.5 miles away, offering an excellent selection of shops, restaurants, cafés and leisure facilities. The nearby Merrow area provides additional everyday amenities, whilst Stoke Park and the surrounding Surrey Hills offer opportunities for walking and outdoor pursuits. Guildford's mainline railway station provides regular services to London Waterloo in approximately 35–40 minutes, whilst London Road station offers an alternative rail connection. The A3 is easily accessible, providing convenient road links towards London, the M25 and the south coast. The area is also well served by a selection of highly regarded schools, including George Abbot School and St Peter's Catholic School.

Transport Links
London Road Station 0.7 miles
Guildford Station 1.4 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Share of freehold



Bright and spacious





Convenient location



Viewings by appointment only
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