



**Clandon Road, Guildford, GU1  
Guildford**

Offers Over  
**£220,000**

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**\*\*\* Chain Free \*\*\***

The apartment is in the highly sought-after town of Guildford, which offers a comprehensive range of shopping, social, recreational, and educational facilities.

This first-floor apartment is situated in Sutton Lodge which is a period building full of character. The property benefits from high ceilings throughout which creates a feeling of spaciousness and is accessed by a main security door.

The property features a bright and spacious living room, a separate kitchen, and a well-presented bathroom, along with a generously sized double bedroom. The apartment also benefits from its own garage and off-street parking, a rare find so close to the town centre.

Nestled in a quiet residential location, the property remains just moments from Guildford town centre, with its array of shops, cafés, and restaurants. London Road train station is within easy walking distance, providing excellent links to London and surrounding areas. Guildford mainline station is approx. 20 minutes walk away with fast trains to London Waterloo.

For leisure and entertainment, G-Live, Rogues Bar, Stoke Park and other local hotspots are only a short stroll away.

Offered with a share of freehold, a long lease and a reasonable monthly service charge, this apartment is perfectly suited as a first home, investment, or pied-à-terre in one of Guildford's most desirable neighbourhoods.





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Approximate Gross Internal Area = 46.3 sq m / 498 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 58.9 sq m / 634 sq ft

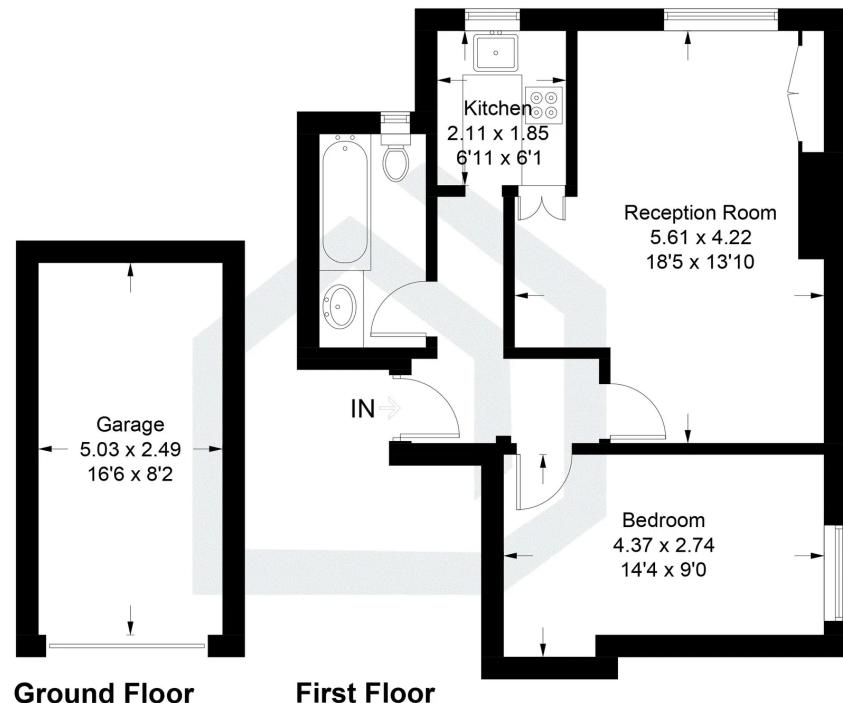


Illustration for identification purposes only, measurements are approximate,  
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**Pacey Wingent Dickson Property Partnership Limited**

197 Lower Road Great Bookham Leatherhead KT23 4DG

01372 456 804

info@pwdproperty.co.uk

<https://pwdproperty.co.uk/>