



**York Road, Guildford, GU1**

**Guildford**

**£1,250 pcm**

**Deposit:** £1,384.61

**Date First Available:** 27/08/2026

**Furnishing:** Furnished

Perfectly positioned for easy access to Guildford town centre, this well-presented first floor studio flat offers comfortable living with a modern kitchen, large studio space and lots of natural light. Residents can also enjoy the added benefit of a communal garden.

The apartment is located a stone's throw from Guildford's London Road station for convenient commuter links and just a few minutes' walk from Stoke Park and the town centre with its shopping, entertainment, theatres and nightlife.

Guildford, the historic county town of Surrey, boasts excellent shopping, dining, and recreational facilities. Surrounded by the scenic Surrey Hills Area of Outstanding Natural Beauty, it's perfect for outdoor activities like walking, running, and cycling. With great transport links, including the A3 to the M25 just 6 miles away and fast train services to Waterloo in around 36 minutes, Guildford is an ideal base for both work and leisure.

Some images may have been digitally enhanced for presentation purposes; however, they remain materially representative of the property.



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Approximate Gross Internal Area = 24.06 sq m / 259 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313016)



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