



Station View, Guildford, GU1

£1,800 pcm

Deposit: £2,076.92

Date First Available: 22/10/2026

Furnishing: Furnished

A well presented one bedroom flat set within a modern development. The flat has a bright, open plan kitchen/living room complete with a dishwasher, its own private balcony, and a large double bedroom with a built in wardrobe.

Austen House sits just a few minutes' walk from Guildford mainline station, making this an outstanding choice for commuters, with fast trains to London Waterloo and regular services to Portsmouth, Reading and Gatwick Airport. Guildford bus station is also close by for local and regional bus routes, and the flat has easy access to the A3 and A31 for those who drive.

From here it's a short, pleasant walk over the River Wey into the heart of Guildford, where the historic, cobbled High Street offers a great mix of independent shops, cafes, bars and restaurants, alongside well known high street names. The University of Surrey is close by too, making this a great option for students as well as professionals, and Guildford Spectrum leisure complex is also within easy reach for swimming, ice skating and gym facilities.

The flat also benefits from an underground, gated parking space, offering added security and convenience, and carries an EPC rating of B.

Some rooms have been virtually staged to show potential use of space. Some furniture and decor are for illustrative purposes only.



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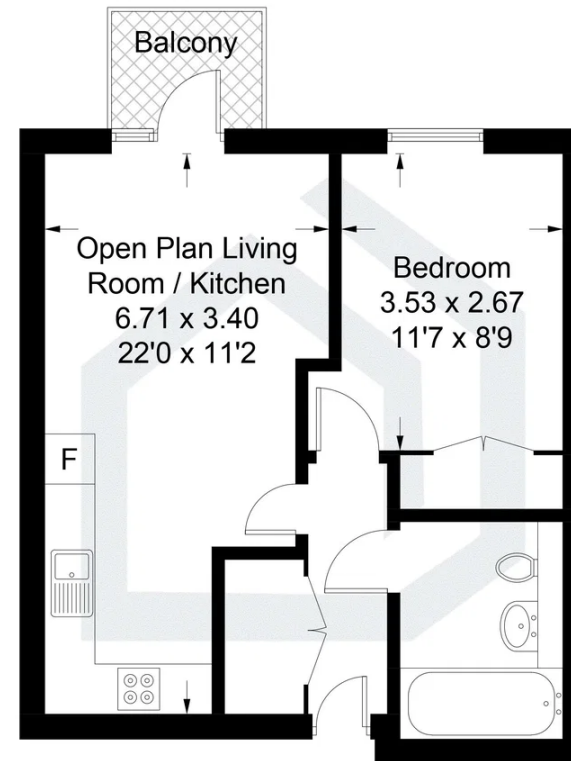
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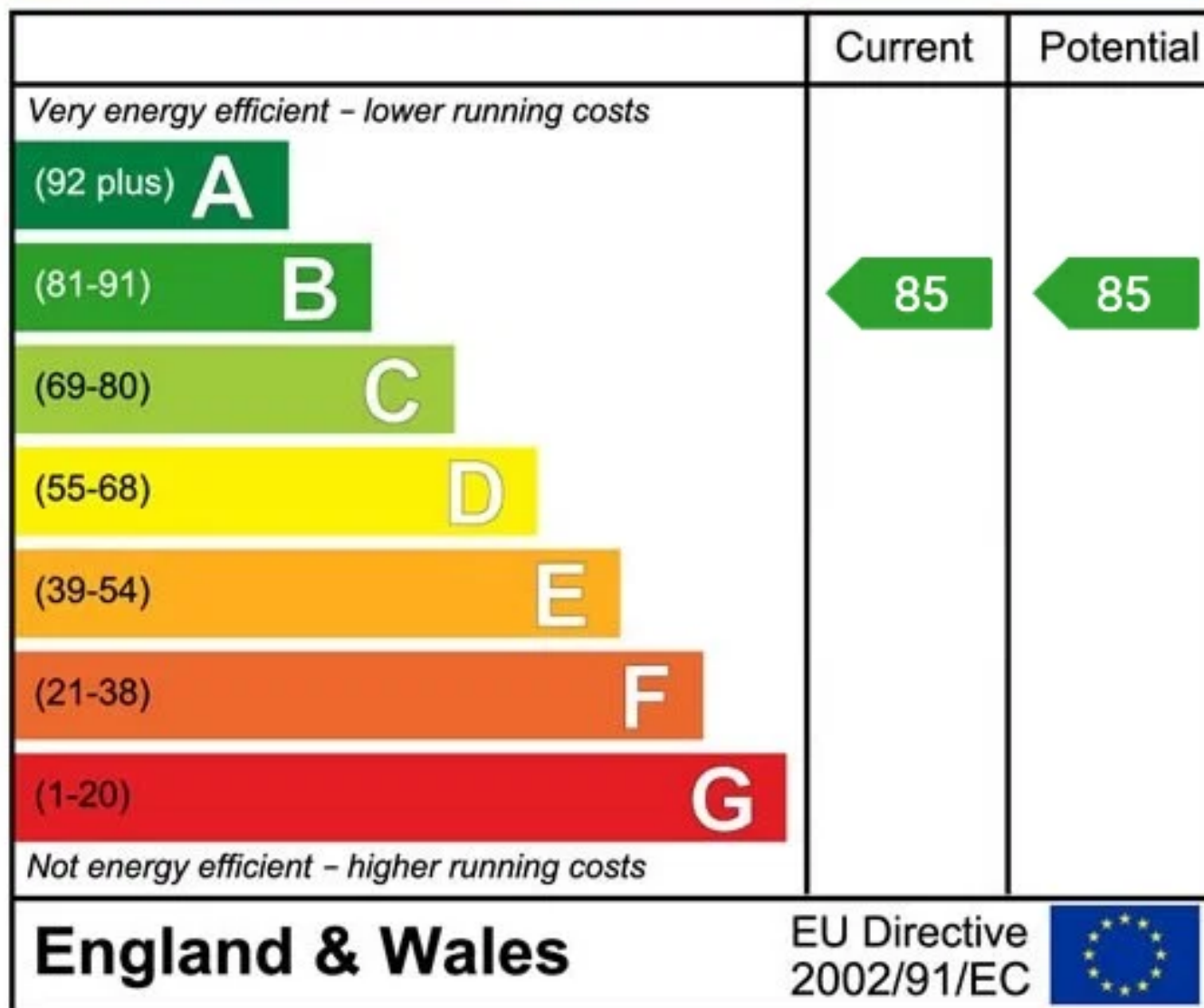
Approximate Gross Internal Area = 41.0 sq m / 441 sq ft



4th Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1330218)

Energy Efficiency Rating



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