



14 Percy Road, Guildford GU2 9PA



COLLINS
Independent Estate Agent





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Asking price £225,000
Leasehold

A well-presented ground floor purpose-built flat forming part of Jill's Court, a development of four flats dating from around 2010/11. The property occupies a convenient position just outside Guildford town centre, with local amenities available along Worplesdon Road, and benefits from its own private garden and off-road parking. The accommodation comprises a good-sized open-plan living and kitchen area, a double bedroom with excellent storage and a fully tiled shower room. To the rear, a conservatory/lean-to has been added, providing additional space and direct access to the garden. The conservatory requires some finishing work, offering an opportunity for the new owner to complete the space to their own requirements. Outside, the property enjoys a southerly backing, fully enclosed private garden which is predominantly paved and benefits from side access and a useful storage shed. There is also off-road parking. The property is double glazed and heated by gas central heating via radiators. Offered for sale with no onward chain, this is an appealing opportunity for a first-time buyer looking for a manageable one-bedroom home close to Guildford, with the added benefits of private outside space and off-road parking.



- Leasehold - 110 years
- Ground rent - £200 PA
- Buildings insurance £127 pa, currently
- Shared costs for maintenance between the four flats, no current service charge.
- Solar powered hot water system
- EPC - C
- Council tax band - C





Quietly situated on Percy Road about 1.6 miles from Guildford mainline station this ground floor flat is well located for amenities locally on the Worplesdon Road. Guildford is walkable in around 35 minutes and close by is a Sainsburys, Waitrose at a petrol station and selection of small shops, including a chemist and excellent fish and chip shop.



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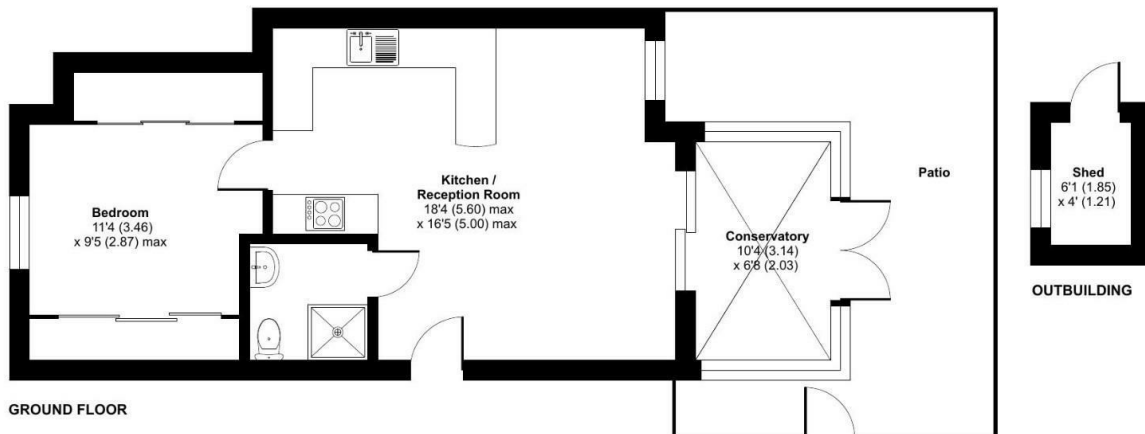
Percy Road, Guildford, GU2

Approximate Area = 565 sq ft / 52.4 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 589 sq ft / 54.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1523662



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