



18 Wey View Court, Walnut Tree Close, Guildford, Surrey, GU1 4UF



## 18 WEY VIEW COURT

- FIRST FLOOR ONE-BEDROOM APARTMENT
- ATTRACTIVE RIVERSIDE SETTING OVERLOOKING THE RIVER WEY
- DOUBLE BEDROOM WITH BUILT-IN STORAGE
- ALLOCATED PARKING SPACE PLUS VISITOR PARKING
- RECENTLY REFURBISHED THROUGHOUT
- BRIGHT AND SPACIOUS LIVING/DINING ROOM
- WELL-MAINTAINED COMMUNAL GROUNDS
- EPC: C



Situated within a peaceful development along the banks of the River Wey, this recently refurbished one-bedroom first floor apartment offers bright, well-proportioned accommodation together with attractive communal grounds and allocated parking.

The property has been recently updated, including a modern fitted kitchen and contemporary bathroom, creating a stylish and ready-to-move-into home. The apartment is accessed via a well-maintained communal entrance, leading into a generous hallway with useful storage.

The main living room enjoys a pleasant outlook and ample room for both seating and dining, with an open archway leading through to the kitchen. The newly fitted kitchen is well arranged with a range of modern units, work surfaces and appliances. The bedroom is a comfortable double with built-in storage, served by a recently updated bathroom suite finished to a clean and contemporary standard.

A particular feature of the development is its proximity to the River Wey, with attractive communal gardens and green spaces providing a tranquil setting. The property also benefits from one allocated parking space, together with additional visitor parking.



## LEASE

Tenure: Leasehold  
Length: 92 years remaining  
Service Charge: £1,980 per annum  
Ground Rent: Peppercorn

## SITUATION

Wey View Court is ideally positioned within easy reach of Guildford town centre, which offers an extensive range of shopping, dining and leisure facilities, including the Friary Shopping Centre, independent boutiques, bars, cafés and restaurants. Guildford mainline station provides a fast and frequent service to London Waterloo, making the property particularly appealing to commuters.

The nearby River Wey and its towpath offer attractive walks and open green space, while the surrounding area provides a blend of convenience and tranquillity, making this a highly desirable and well-connected setting.

GUILDFORD TOWN CENTRE | 0.4 miles

LONDON WATERLOO | APPROX 37 MINUTES BY TRAIN

GODALMING | 4.4 miles

CENTRAL LONDON | 32 miles

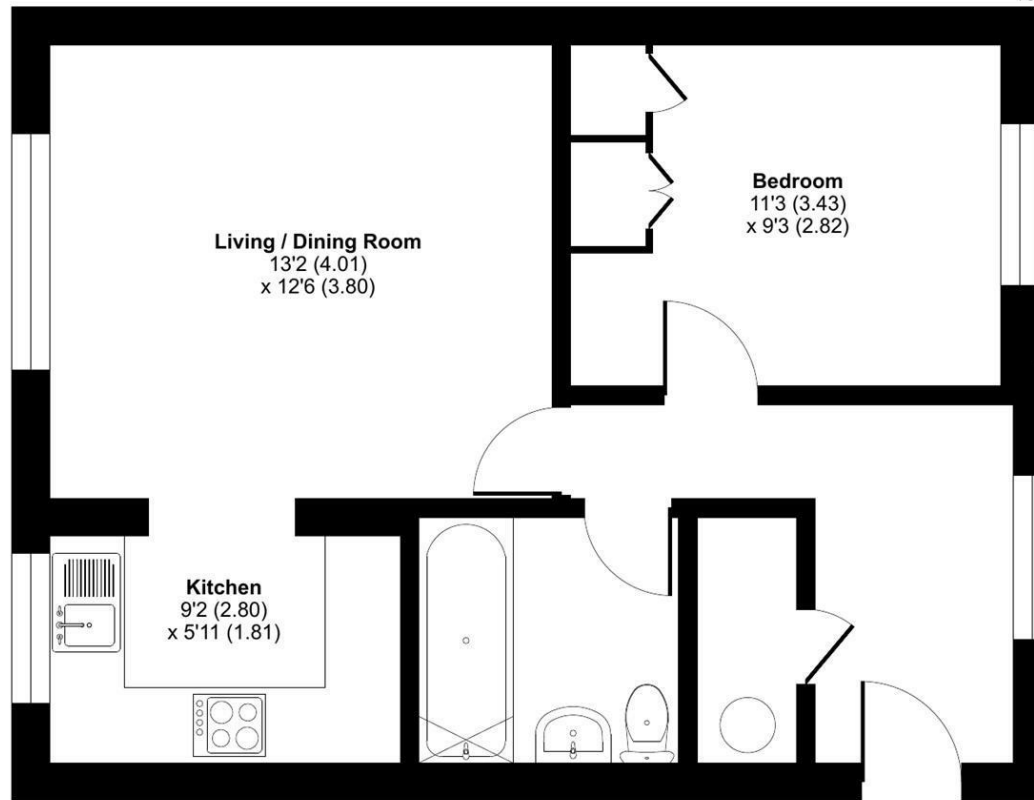
HEATHROW AIRPORT | 25.8 miles

GATWICK AIRPORT | 30.1 miles

# Wey View Court, Walnut Tree Close, Guildford, GU1

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Clarke Gammon. REF: 1439897

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band C

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

From Guildford town centre, proceed along Walnut Tree Close. Turn right into the development at Wey View Court, where the property will be found within the development, with parking available in the allocated space and visitor bays nearby.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

