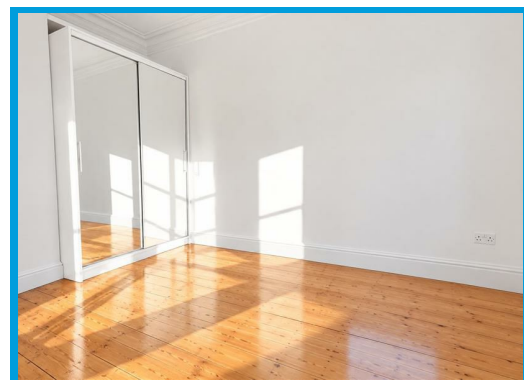
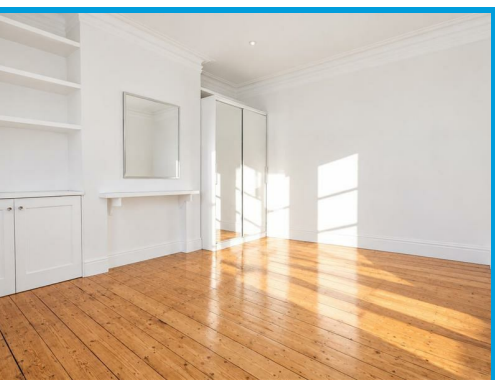




York Road, Guildford, GU1 4DN

Guide Price £150,000

**** Expectational rental yield**** A bright first-floor studio apartment in the heart of Guildford town centre, featuring high ceilings, a bay window and excellent transport links. Offered with no onward chain.



Description

The property has the benefit of no management fees and offers an expectational rental yield.

The property achieves a rental yield of 7.8 %, which is significantly above the typical average in Guildford — where most residential yields tend to sit roughly between about 3.5 % and 6 % depending on the location and property type — highlighting its strong income-generating performance.

This well-presented first-floor studio apartment, measuring approximately 257 sq ft / 24 sq m, represents excellent value for money in the very heart of Guildford town centre. Ideal for first-time buyers, investors, or commuters, the property combines a central location with bright, practical living space.

The studio benefits from high ceilings and an attractive bay window, allowing plenty of natural light to flood the room and creating a welcoming, airy atmosphere.

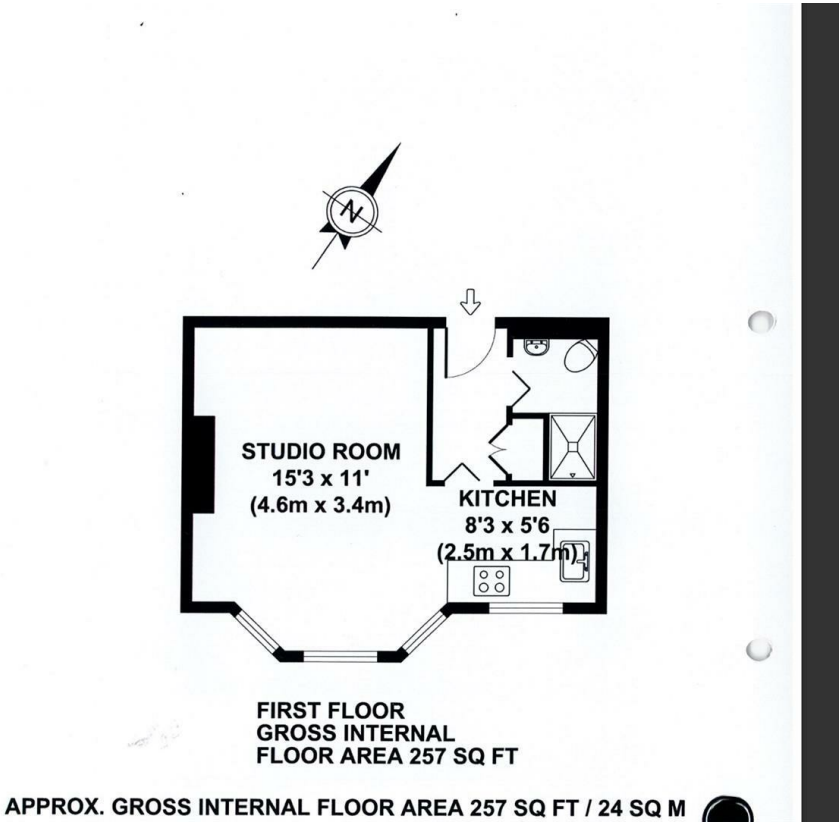
The kitchen area is well equipped with an electric oven and hob along with a fridge freezer, providing everything required for day-to-day living. A modern shower room is finished to a good standard, while a separate entrance hallway adds a sense of privacy and practicality and includes an in-unit washing machine, a valuable addition for a studio property.

The location is a real highlight. Situated just a short walk from Guildford town centre, residents can enjoy an excellent range of shops, cafés, restaurants and leisure facilities, as well as a large Waitrose nearby for everyday convenience. Guildford's attractive green spaces and riverside walks are also within easy reach.

For commuters, both London Road and Guildford mainline railway stations are close by, offering excellent transport links to London and surrounding areas.

Parking is available via on-street permit parking, which can be purchased directly from the local council.

Overall, this is a bright, compact and conveniently located studio flat offering comfortable town-centre living with strong transport connections and local amenities on the doorstep.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	89
	72
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	

