

# WALNUT TREE CLOSE



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GUILDFORD, SURREY, GU1 4RW

Modern one bedroom apartment in an excellent town centre location with parking

Available: 21st June 2026

£1,450 PCM (Per Calendar Month)

Flat, 1 Bedroom, 1 Bathroom, 1 Reception, Unfurnished

## Key Features

- One bedroom top floor apartment
- Well presented throughout
- Central location
- Close to all amenities
- Parking for one car





## THE PROPERTY

### Description

This top floor apartment is presented in a modern fashion throughout and includes a light, south facing, open plan living room and kitchen with hard flooring and integrated appliances including a hob, electric oven, dishwasher, fridge, freezer and washing machine. The bedroom is carpeted with a south facing aspect. There is a bathroom with a shower over the bath. The property also benefits from one off street parking space.



## Location

Abbots Yard is located in a hugely convenient location for Guildford town Centre and the main line station both within walking distance.

The property is available in November

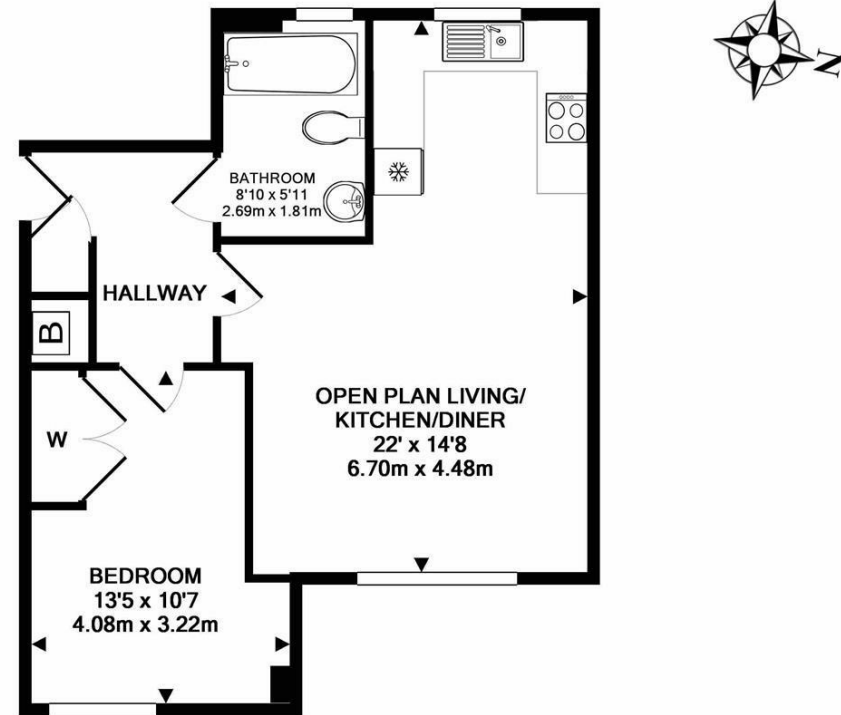
EPC Band C

Guildford Borough Council tax band C

Holding Deposit £334

Available June

To check broadband and mobile phone coverage please visit Ofcom here: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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