







Flat 2 40 Woodbridge Road Guildford GU1 4RN

£1,450 pcm

Contemporary 1 bedroom, first floor apartment, ideally positioned within easy walking distance of Guildford Town centre and train station.

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C

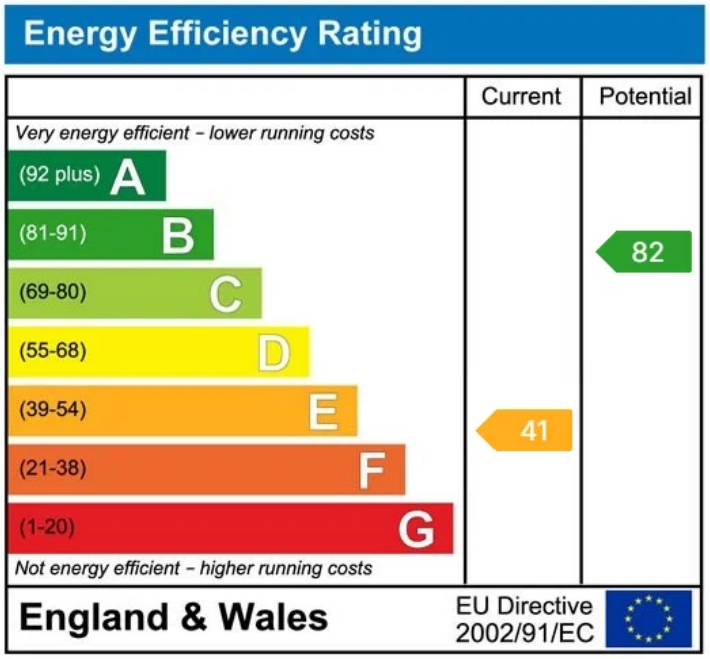
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HENSHAWS

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Deposit: £1,670

Date First Available: 14/11/2026

This delightful converted apartment is presented in immaculate order throughout, providing generous accommodation of 757 sq feet living space. Comfortable and conveniently located within walking distance of Guildford Town centre and train station with the added advantage of a scenic views overlooking Guildford Cricket ground. The accommodation comprises of:

Communal entrance hall leading to private front door.

Entrance hall opening to spacious KITCHEN/RECEPTION ROOM, with ample space for both living and dining furniture together with fully fitted kitchen area, to include integrated appliances. The three window bay provides an abundance of natural light.

There is a generous DOUBLE BEDROOM offering ample wardrobes.

Good size, functional SHOWER ROOM with walk - in shower, double size wash hand basin, mirrored bathroom cabinet and WC.

The apartment benefits from practical laminate tile flooring throughout.

AVAILABLE IMMIEDATELY. UNFURNISHED

COUNCIL TAX BAND C. EPC. E One weeks holding deposit required to secure the property subject to satisfactory referencing. DILAPIDATIONS DEPOSIT REQUIRED £1670.00

Guildford Town centre offers an excellent selection of shops, restaurants, cafes and leisure facilities all within walking distance of this property. The apartment is ideally suited to a single professional or couple looking for a conveniently located home. Guildford's transport links are also easily accessible, making the property particularly appealing to commuters

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