



2 Hilgay Court Hilgay, Guildford GU1 2ED



**COLLINS**  
Independent Estate Agent





## 2 Hilgay Court Hilgay Guildford GU1 2ED

Asking price £349,995

Share of Freehold

A light, spacious and immaculate two bedroom apartment in a quiet central part of the town centre. From Hilgay, Guildford is easily reachable by foot with the Upper High Street, London Rd station and Stoke park are all within a 10 minute walk. The property was fully double glazed in 2006 with gas central heating powered by a new gas boiler that was replaced in 2025. Other noteworthy features include a modern refitted kitchen with built in appliances, a refitted bathroom suite and separate WC. The clean and stylish decor of the flat make this an uncomplicated purchase with no onward chain and a share of the freehold. The road enjoys permit parking for residents and bays for visitors for 2 hours. No 3 comes with a good size and accessible garage with a useful store room to its rear. To summarise, lovely size flat with two double bedrooms, good storage and clean, bright and modern interior.



- Share of the freehold
- Service charge £1440 pa, includes building insurance
- Lease 999 years from 1967
- EPC - C
- Council tax band - C
- New roof installed in 2023





This two double bedroom flat in Hilgay Court is approximately 827 sq ft featuring a garage, light and spacious rooms and an immaculate interior. The location is perfect, being in an established part of the town in a quiet no through road close to Stoke Park and the Upper High Street. Guildford's shops, restaurants and attractions are all accessible by foot making this a great place to live in one of the towns sought after locations.



# COLLINS

**Independent Estate Agent**

Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473  
[info@collinsguildford.co.uk](mailto:info@collinsguildford.co.uk)

[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



## Hilgay Court, Hilgay, Guildford, GU1

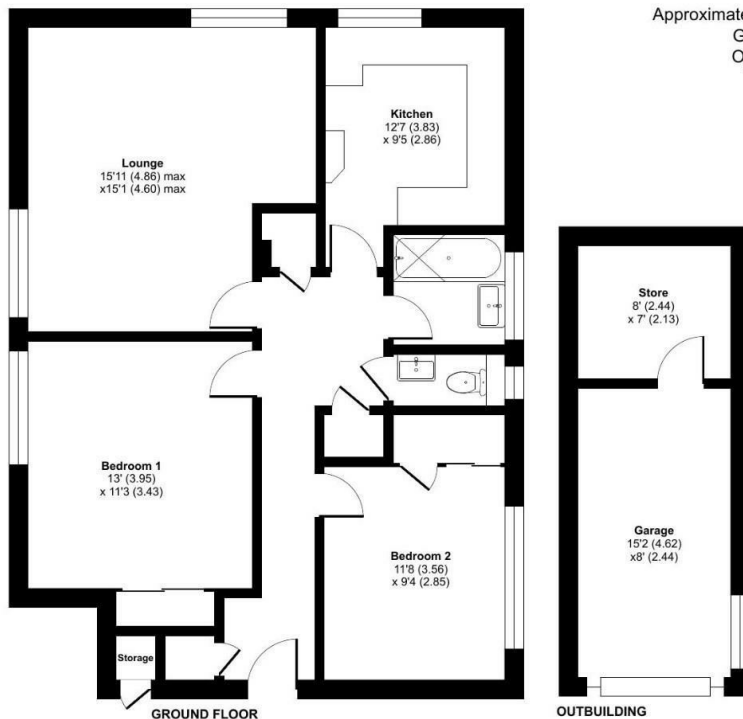
Approximate Area = 824 sq ft / 76.5 sq m

Garage = 181 sq ft / 16.8 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 1010 sq ft / 93.7 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: 1523119



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.