



Stag Hill, Guildford, Surrey

Offers in excess of £190,000

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Situated in a prime location with excellent transport links, this one-bedroom studio apartment is perfect for commuters, offering modern living in a vibrant and convenient setting.

Designed for both style and functionality, the modern kitchen provides ample cupboard space and integrated appliances. At the rear, the open-plan layout offers a flexible living and dining room with a bed that is cleverly integrated into a custom wall unit, making it nearly invisible when not in use.

The bathroom includes shower over bath and hand wash basin with a separate wc across the hallway.

This property includes a landscaped private garden with a patio, level lawn, and two sheds, offering great outdoor space and practical storage solutions.

Additionally, there is a new Worcester Bosch combi boiler that was installed at the start of the year, January 2025.

Leasehold

Remaining years on lease: 98 years

Service Charges: £38.72 per month

Annual Ground Rent: £10

- Ground Floor Studio Apartment
- One Bedroom
- One Bathroom
- Landscaped Garden
- Two Garden Sheds
- Driveway Parking
- Leasehold
- Council Tax Band: A
- EPC: D



Floorplan

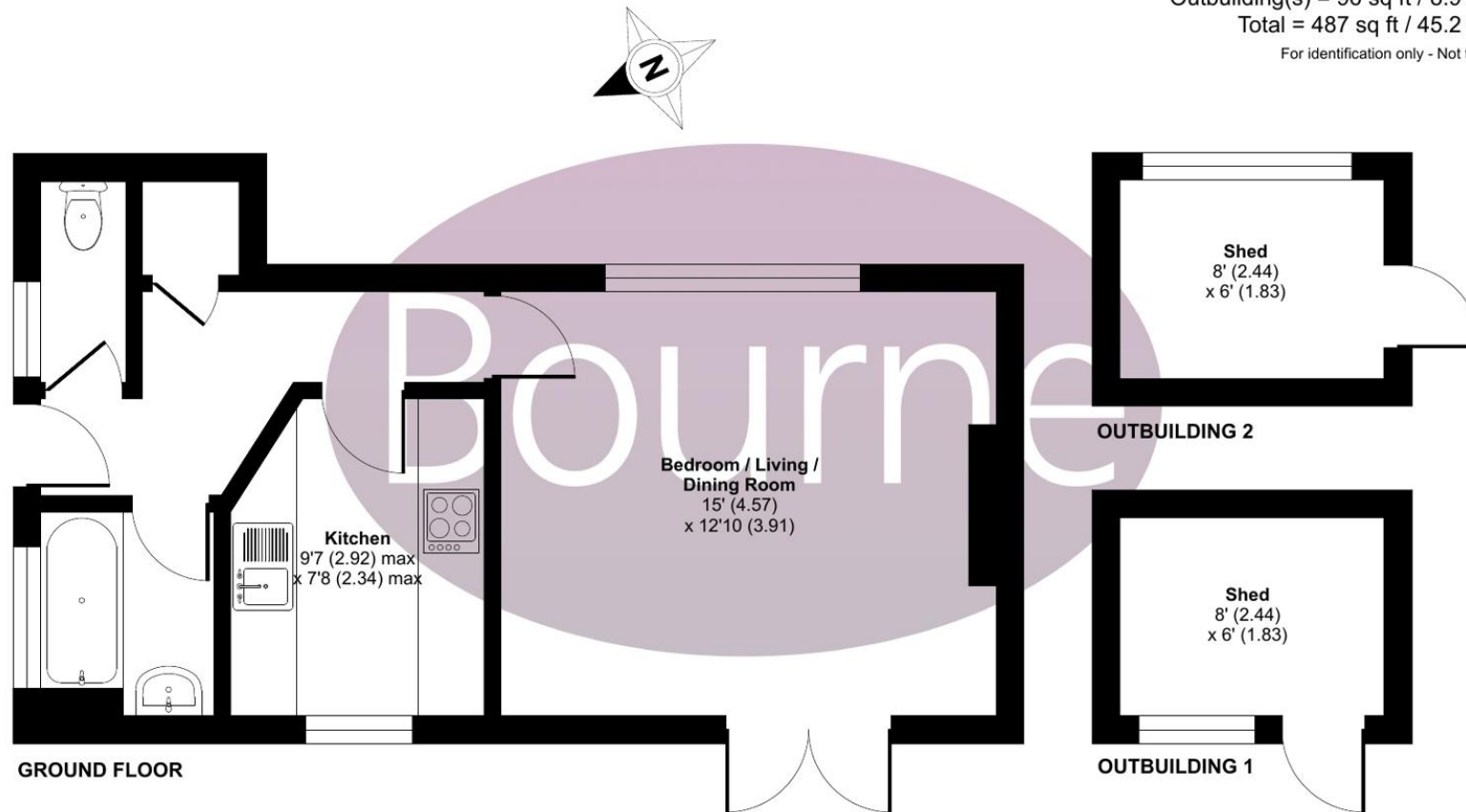
Stag Hill, Guildford, GU2

Approximate Area = 391 sq ft / 36.3 sq m

Outbuilding(s) = 96 sq ft / 8.9 sq m

Total = 487 sq ft / 45.2 sq m

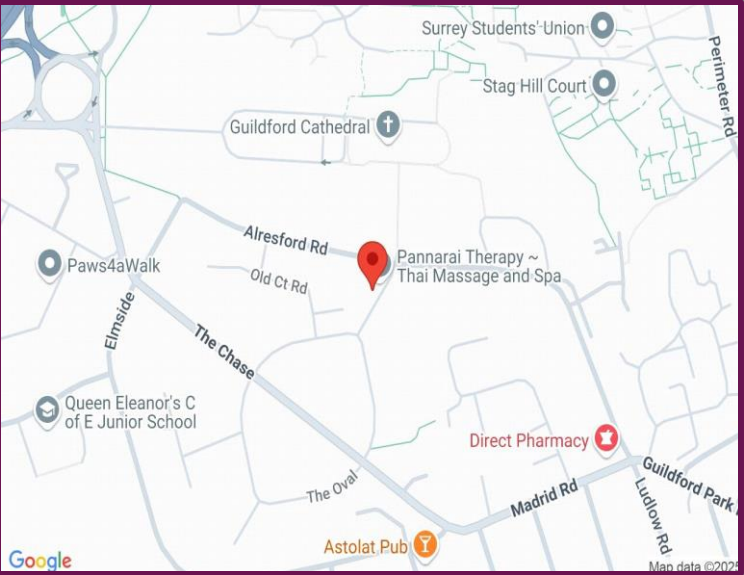
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bourne Estate Agents. REF: 1330722

Location

Stag Hill enjoys a prime elevated position just moments from the University of Surrey and the Royal Surrey County Hospital. The location offers excellent access to Guildford town centre, with its vibrant mix of shops, restaurants, cafés, and cultural attractions. Guildford mainline station is nearby, providing fast and frequent rail services to London Waterloo in approximately 35 minutes. For motorists, the A3 is easily accessible, offering convenient connections to London and the south coast. Surrounded by green spaces and close to the River Wey, this location combines urban convenience with a sense of tranquility.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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