

CURCHODS



2 Berkeley Court

Guildford, Surrey, GU1 1SN

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £425,000

Share of Freehold



A beautifully presented ground floor apartment, lovingly updated by the current owners to create stylish and attractive accommodation throughout. The contemporary kitchen is well appointed with a range of integrated appliances, while the heart of the home is the generous sitting room, featuring a bespoke built-in media unit and doors opening directly onto the outside space. The principal bedroom benefits from excellent built-in storage, complemented by a second well-proportioned bedroom. A recently replaced, stylish family bathroom completes the accommodation. Externally the property benefits from charming gardens and a single garage. Situated just moments from the historic cobbled High Street, London Road station and Stoke Park.

EPC C | Council Tax Band C

Charges (if applicable):
Current service charge



Key Features

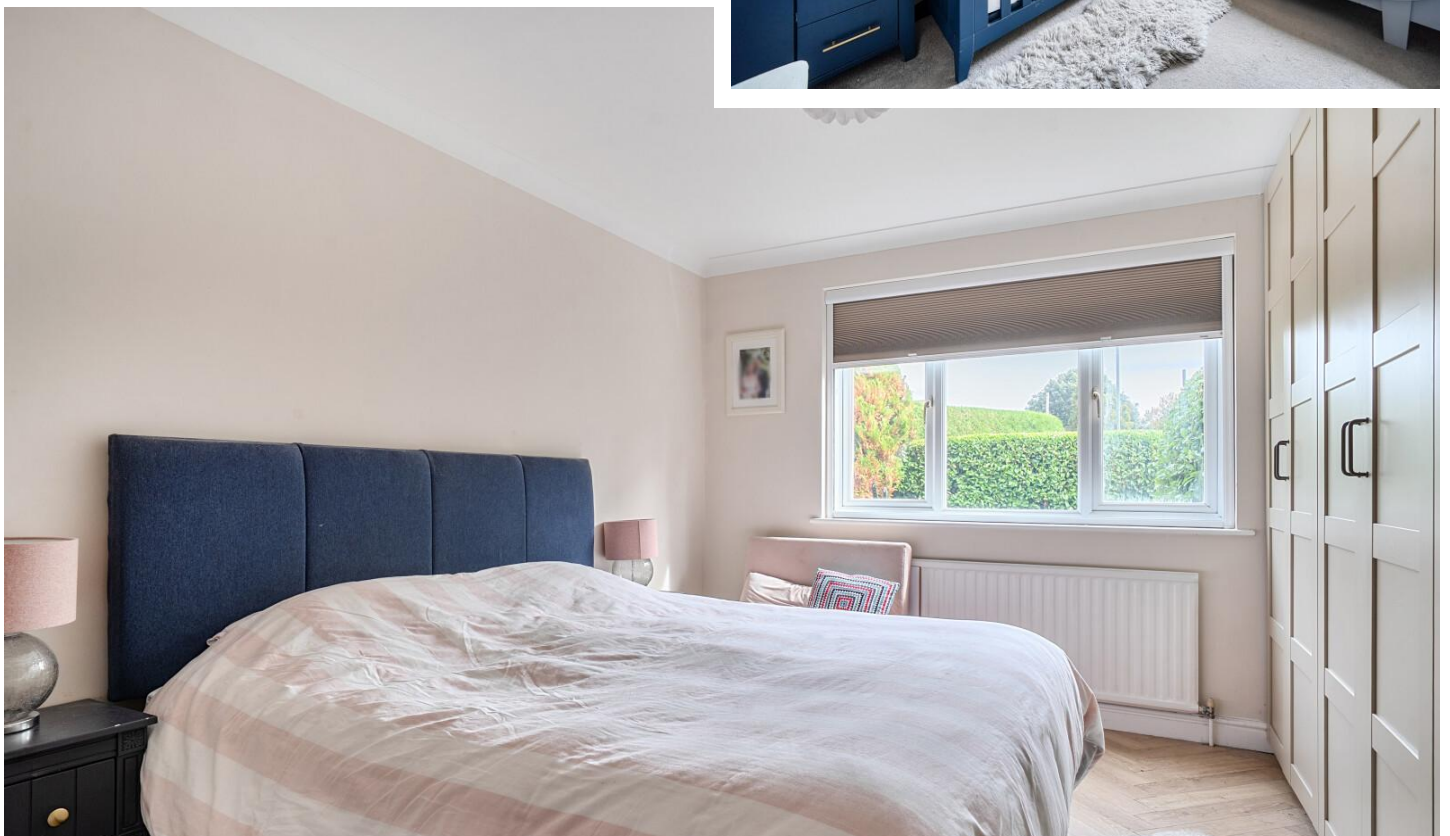
- Beautifully presented ground floor apartment that has been loving updated
- Stylish contemporary kitchen with integrated appliances
- Generous sitting room with bespoke built-in media unit
- Two well-proportioned bedrooms, with excellent built-in storage to the principal bedroom
- Recently replaced, stylish family bathroom
- Charming gardens and a single garage
- Share of freehold: Lease commenced on 15.04.1969, 942 years remaining

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband.

Location

Guildford is a thriving and historic county town, renowned for its charming cobbled High Street, iconic Guildford Castle and cathedral. The town centre offers an outstanding mix of shopping, dining and leisure facilities, complemented by a vibrant cultural scene with three theatres, a major live entertainment venue, cinemas, fitness centres, sports clubs and picturesque riverside walks along the Wey Navigation. Guildford is also home to the Royal Surrey County Hospital, a leading regional healthcare provider, Exceptionally well connected, Guildford's mainline railway station provides fast and frequent services to London Waterloo in around 32 minutes, while the nearby A3 offers excellent road links to London, the M25, Heathrow and Gatwick airports, and the South Coast. The town is particularly sought after for its exceptional educational provision, with an excellent selection of highly sought-after state and independent schools, many of which enjoy outstanding reputations. Guildford is also home to the highly respected University of Surrey

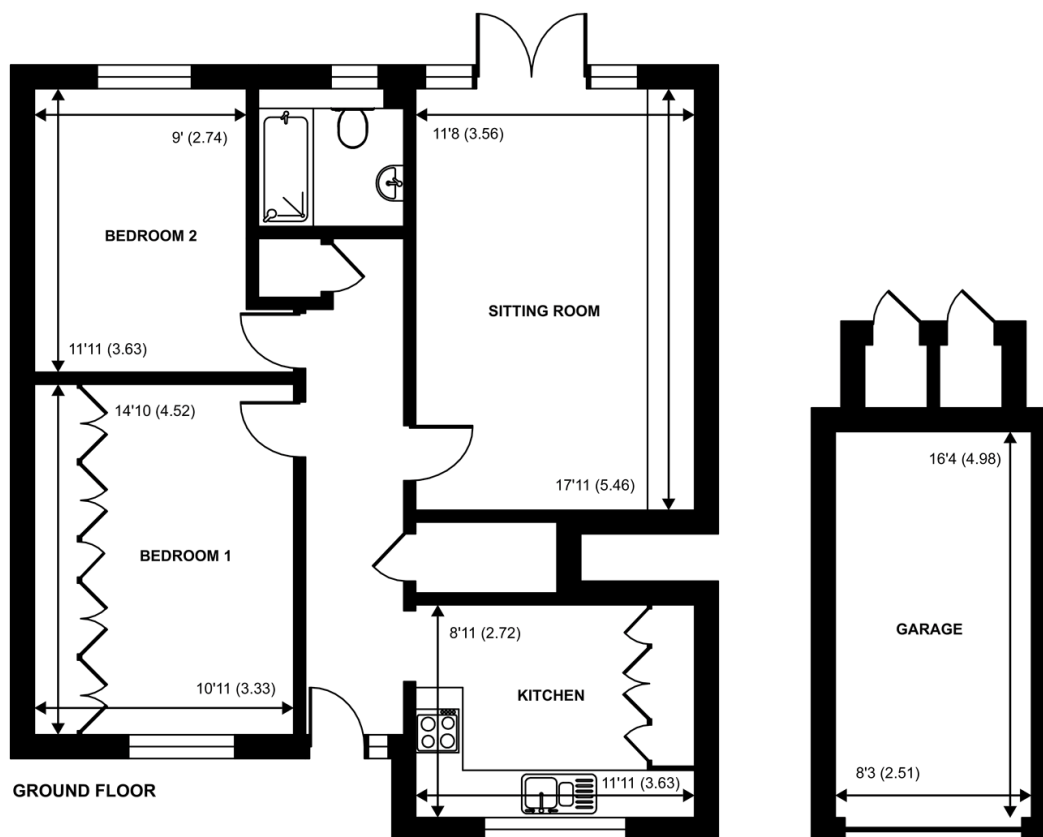


Approximate Area = 783 sq ft / 72.7 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 919 sq ft / 85.3 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 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1523741

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Reference: CGD260351