

CURCHODS



9 Hipley Court

Warren Road, Guildford, Surrey, GU1 2HT

2 Bedrooms | 1 Bathroom | 1 Reception Room

Offers in excess of £330,000

Leasehold



NO ONWARD CHAIN. This modern two-bedroom upper floor flat is situated in a peaceful and convenient location within the town. The property is well maintained and offers a bright and airy living space, ideal for both professionals and small families. Inside, a spacious lounge that opens onto an enclosed balcony, perfect as a study or for enjoying a morning coffee while enjoying the far-reaching views. The kitchen is equipped ample storage, providing a practical space for everyday cooking. Both bedrooms are generously sized and benefit from plenty of natural light. Residents will appreciate the communal gardens, which offer a well-maintained outdoor space, as well as the availability of designated under-croft parking and additional resident parking, ensuring ease of access and security for vehicles.

This flat combines comfort with convenience, being close to local amenities, transport links and schools. It represents an excellent opportunity to acquire a well-presented home in a sought-after area.

EPC D | Council Tax Band D

Charges (if applicable):

Current service charge of £1700 pa, next review date 01.04.2028



Key Features

- END OF CHAIN first-floor apartment offering a smooth and attractive purchase opportunity.
- Light and spacious accommodation throughout, creating a bright and welcoming home.
- Generous sitting room with enclosed balcony
- Well equipped kitchen with open plan feel, seamlessly connecting with the living area.
- Two generous bedrooms complemented by a well-appointed family bathroom.
- Pretty communal grounds and allocated parking, with additional resident parking available on a first-come, first-served basis.
- Excellent location within walking distance of the historic cobbled High Street and London Road railway station.
- Share of Freehold with long lease- Lease commenced 1977, 950 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. Please be aware that there are some fire risk assessment works required at this property.

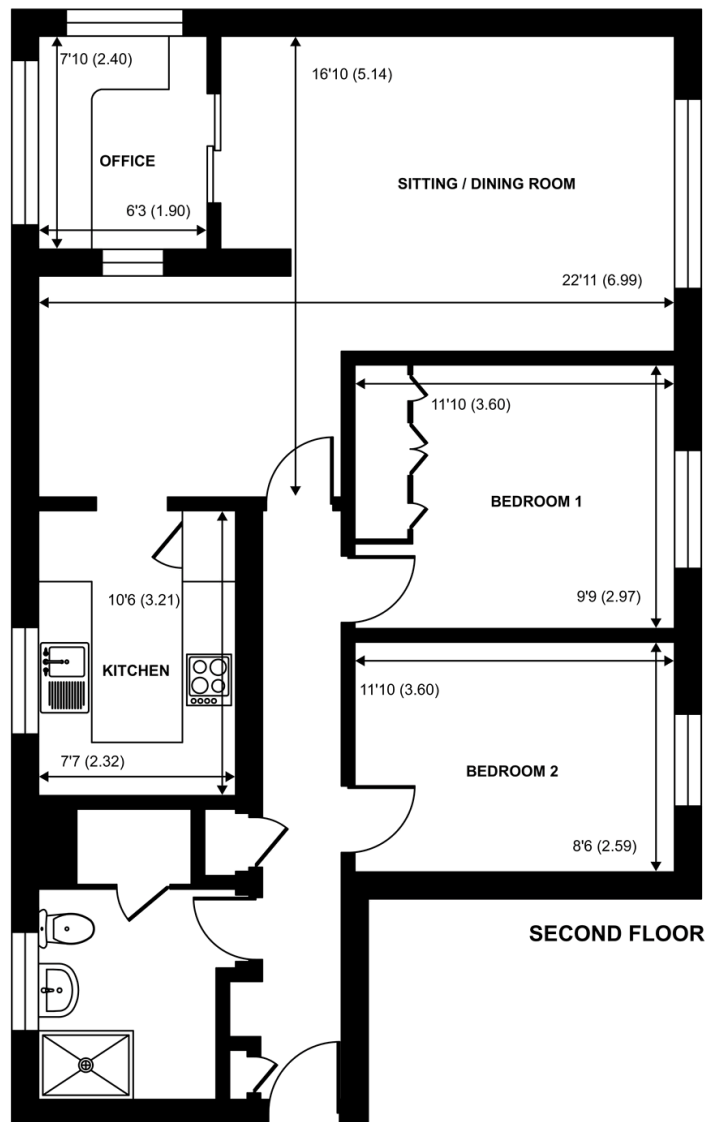
Location

Guildford town centre is the historic and vibrant County Town of Surrey, renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. There are two theatres, G Live the contemporary state-of-the-art entertainment venue, an Odeon multiplex cinema, prizewinning Spectrum Leisure Centre and The Surrey Sports Park, owned by the University of Surrey. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and International airports. The mainline railway station provides a commuter service to London Waterloo in approx 38 minutes, whilst London Road station is located nearby.



Approximate Area = 819 sq ft / 76 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 by Curchods. REF: 1529760

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The Clock House, 2 London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD260375

