# Kings Road, Guildford,
# Price Guide £120,000 Leasehold

CLARKE C·G GAMMON 1919

## 16 REGAL COURT KINGS ROAD
## GUILDFORD GU1 4JT

- First Floor Studio
- Open-Plan Living Space
- Private Off Street Parking
- Communal Gardens
- Leasehold
- Council Tax Band: B
- Guildford Town Centre & Train Stations within a half mile
- Gas Central Heating
- Double Glazed
- Covered Entrance

**A purpose-built studio apartment with own front door, located conveniently for town centre and benefiting from own private allocated parking space.**

### THE PROPERTY

Perfectly positioned just a quarter mile from Guildford's vibrant High Street, offering an abundance of shops, restaurants, and cafes, Regal Court offers both comfort and convenience in an unbeatable location.

The property features a bright and open studio living space with plenty of natural light, providing room for both living and sleeping areas. while the kitchen is neatly separated from the main space, offering ample storage and worktop surfaces. The bathroom comprises shower over bath, hand wash basin and wc.

Further benefits include secure entry and private parking as well as well-maintained communal areas.
For the commuter there is a choice of two train stations with London Road the nearest and mainline Guildford located on the west side of the town, both offering direct lines into London Waterloo.

## LEASEHOLD INFORMATION :-

Current Ground Rent: £25 every 6 months
GROUND RENT SCHEDULE: £36 p.a. for first 25 years; £50 pa for the next 25 years; £75 pa for the next 25 years; and £100 pa for the remainder of the lease.
2026/27 Service Charge: £707 every 6 months
Sinking fund/Additional management funds due in June & November
LEASE TERM: 99 YEARS FROM 24th JUNE 1979
UNEXPIRED LEASE TERM: 52.83 YEARS FROM AUGUST 2026.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

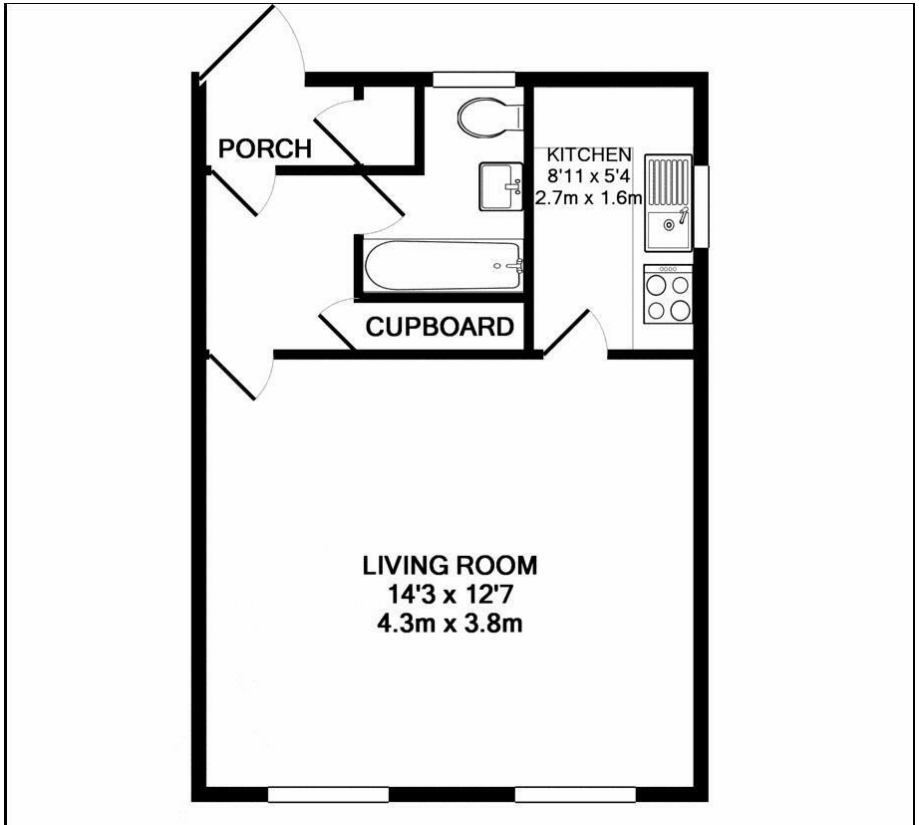
Godalming – 3–4 miles SW; historic market town, riverside walks, independent shops

Woking – 5 miles N; large modern town, shopping centres, theatre, rail links

Shere – 6 miles SE; idyllic Surrey Hills village, film-famous, tea rooms

Chilworth – 5 miles SE; quiet village, abbey, North Downs access

Worplesdon – 3 miles NW; leafy village, direct




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**LOCAL AUTHORITY**

Guildford

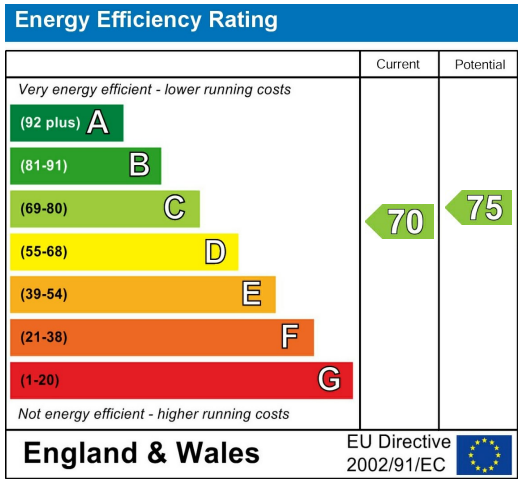
**COUNCIL TAX**

Band B

**SERVICES**

Mains water, electricity, mains drainage
gas central heating

9th October 2026

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**DIRECTIONS**

From our office in Quarry Street continue around the one-way system onto Onslow Street taking the right turn at the roundabout onto York Road then at the second set of traffic lights left into Stoke Road. Follow the road for approximately a quarter a mile where Kings Road will be found on the right hand side just before passing under the railway line.

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.