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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*

## Baillie Road, Guildford, GU1

Guide Price £250,000

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- BUY TO LET ONLY 5.16% gross yield at asking price
- High ceilings
- Close to London road train station
- Desirable Charlotteville location
- Strong rental potential
- One bedroom plus separate office
- Charming period property
- Communal garden
- Open plan kitchen/living space
- Moments from Guildford high street



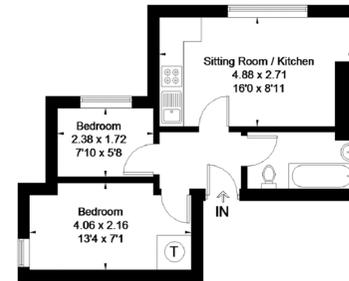
**\*\*SHARE OF FREEHOLD\*\*** Ideally situated in a highly desirable location, just a short stroll from Guildford High Street, this beautifully presented one-bedroom apartment with separate office offers an excellent opportunity for first-time buyers or a fantastic investment with strong rental potential. The property boasts an open-plan kitchen and reception room, high ceilings, a three-piece bathroom, and access to a communal garden. Baillie Road is ideally located, offering easy access to the diverse range of amenities in Guildford's town centre. The Spectrum Leisure Centre and the expansive greenery of Stoke Park are also nearby. Positioned in the heart of Charlotteville, one of Guildford's most desirable areas, this property benefits from being just 0.5 miles from the High Street and London Road train station, 1 mile from Guildford mainline station, and a mere 0.3 miles from the breathtaking countryside walks of the Surrey Downs.





### Baillie Road, Guildford, GU1

Approximate Gross Internal Area = 34 sq m / 366 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

