



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

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

Walnut Tree Close, Guildford, GU1

£1,750PCM (Deposit: £2,019)

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- One bedroom
- 2nd floor flat
- Built in wardrobes
- Next to the University of Surrey
- Modern well equipped kitchen with fitted appliances
- Dual aspect reception room with open plan kitchen
- Balcony
- Moments from the train station and town centre
- EPC Rating B
- Finished to a high standard



Tax Band: C Furnished: Not Specified

LUXURY ONE-BEDROOM APARTMENT – WALK TO STATION & UNIVERSITY

A beautifully finished second-floor apartment in central Guildford, just a short walk to the mainline station and University of Surrey.

The property features a bright dual-aspect reception room with an open-plan kitchen, integrated appliances, and access to a generous balcony. The bedroom includes built-in wardrobes, and the modern bathroom is finished to a high standard.

Ideally located within 0.5 miles of Guildford station (direct trains to London Waterloo) and close to shops, restaurants, the A3, and scenic walks at Pewley Downs and the River Wey.

