

Leaders

First In Letting

www.leaders.co.uk



Leaders

229 High Street, Guildford, GU1 3BJ
Tel: 01483 455990 Fax: 01483 532779
email: guildford@leaders.co.uk

www.leaders.co.uk



Leaders Mortgages

Just another reason why we are First in Letting.
www.leaders.co.uk/mortgages

Leaders

First In Letting

www.leaders.co.uk



The Leaders guide to
Buy To Let

in Guildford



Investing in Guildford

Set on the River Wey, Guildford enjoys a position amidst beautiful countryside populated with several typical English villages, traditional pubs, gardens and stately homes. A thriving business community exists within the town supported by the business parks in Guildford & the surrounding areas.

A wide variety of schools covering different denominations and different areas of Education are also provided. In addition Guildford is home to Surrey University, Guildford Law College, The Academy of Music, Guildford College and also Guildford School of Acting.

Guildford boasts a wealth of leisure and entertainment facilities with a diversity of restaurants, with two theatres, a multiplex cinema, philharmonic orchestra, art gallery, museum and the Guildford Spectrum offers a wide range of sports pursuits including swimming and ice skating. Guildford is an historic busy town situated on the River Wey in Surrey countryside close to the North Down's within 35 minutes of London.

Shopping

Guildford is renowned for its superb shopping facilities which is populated with all the major high streets chains complimented further by a diverse range of specialist and independent retailers.

Sports

Stoke Park provides an open green area that includes, cricket pitches, tennis courts, and is popular with runners as well as an space for children to play. Guildford Spectrum leisure complex includes a sports arena, badminton courts, football pitches, basketball courts in addition to the four pools to suit all abilities. There is also ten pin bowling and an ice skating rink which is home to the Guildford Flames, Guildford's ice hockey team.

Transport Links

The key to a good investment in any town is Location. Guildford town centre is spread over a large area with the main line station situated at the bottom of the town, near the River Wey. Property closer to the station is always in demand.

There are two stations; Guildford main-line and London Road, both of which give direct access to London Waterloo which can be reached in around 40 minutes. In addition there is a frequent bus service covering the area, together with a park and ride service.



What to buy

Please note that the figures below are based on recent sales in Guildford and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 90K - £130K	£ 550 - £ 600 PCM
One bed (Purpose built)	High	£150K - £170K	£ 600 - £ 875 PCM
One bed (Conversion)	High	£150K - £170K	£ 600 - £ 875 PCM
Two bed (Conversion)	Very High	£200K - £250K	£ 800 - £1100 PCM
Two bed (Purpose built)	Very High	£200K - £250K	£ 850 - £1200 PCM
Two Bed (Terrace)	Very High	£250K - £290K	£ 900 - £1000 PCM
Three bed (Semi)	Very High	£275K - £350K	£1000 - £1400 PCM
Three bed (Terraced)	Very High	£250K - £300K	£ 950 - £1100 PCM
Detached	Low	£400K +	£1400 +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

