



An impressive three bedroom penthouse with private balcony

Albury House, Sells Close, Guildford, Surrey, GU1

£2,200 pcm plus fees apply, Unfurnished
Available from 15.05.2020

savills

A lateral three bedroom penthouse apartment • Private balcony
• Off-street parking for four cars • Three double bedrooms
• Three bathrooms • Fantastic position in Guildford

About this property

This impressive and very spacious three bedroom penthouse apartment is located a mile from Guildford high street and comes with four off-street parking spaces. Superbly presented and with a private balcony providing far-reaching views over the countryside, this offers the perfect balance between a great proximity to the London Road station and Guildford town centre, as well as the peace and quiet and beautiful scenery of the Pewley Downs. Accommodation comprises: entrance hallway with built in storage ideal for coats and shoes, a large double aspect reception room with double doors leading to a balcony, separate fully fitted breakfast kitchen, three double bedrooms, two with fitted wardrobes and two with en suite, separate family bathroom.

Furnishing

Unfurnished

Local Authority

Guildford Borough Council
Council Tax Band = F

Energy Performance

EPC Rating = C

Viewing

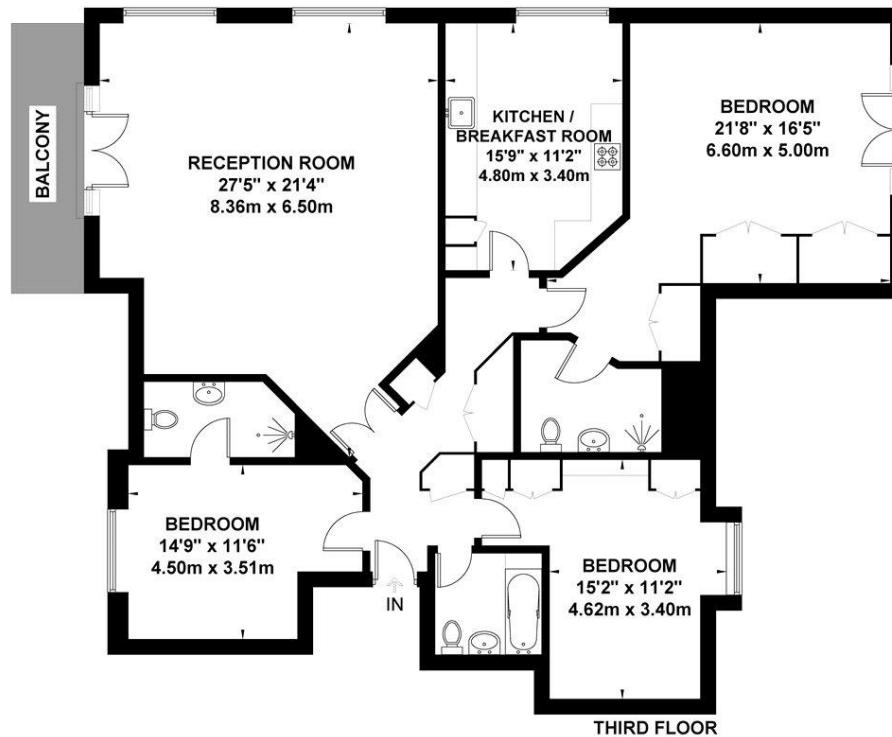
All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.





Sells Close, Guildford

Approximate Gross Internal Area = 152.7 sq m / 1643 sq ft



Exposure House © 2019
 www.exposurehouse.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200318SMAL

