



Impressive three bedroom penthouse with balcony

Flat 13, Albury House, Sells Close, Guildford, Surrey, GU1 3JY

Lateral three bedroom penthouse • South facing private balcony • Off-street parking for four cars • Three double bedrooms • Three bathrooms • Fantastic position in Guildford

Local information

Albury House has 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.

Guildford is ideally located for commuters, lying between London and the south coast, both can be accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports via the M25. Guildford main line station has fast trains to London/Waterloo from about 36 minutes, and London Road station (Waterloo from 55 minutes) is nearby. Guildford has an enviable selection of shops, and offers a variety of entertainments, including bars, restaurants, theatres, cinema and leisure centre.

About this property

Set in the highly regarded St Lukes Park development and within a short walk of Guildford's cobbled High Street, 13 Albury House is a beautifully presented penthouse apartment with generously proportioned accommodation.

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 with far-reaching views over the countryside, separate fully fitted breakfast kitchen, three double bedrooms, two with fitted wardrobes and two with en suite, separate family

bathroom. The penthouse also comes with four parking spaces and a communal lift.

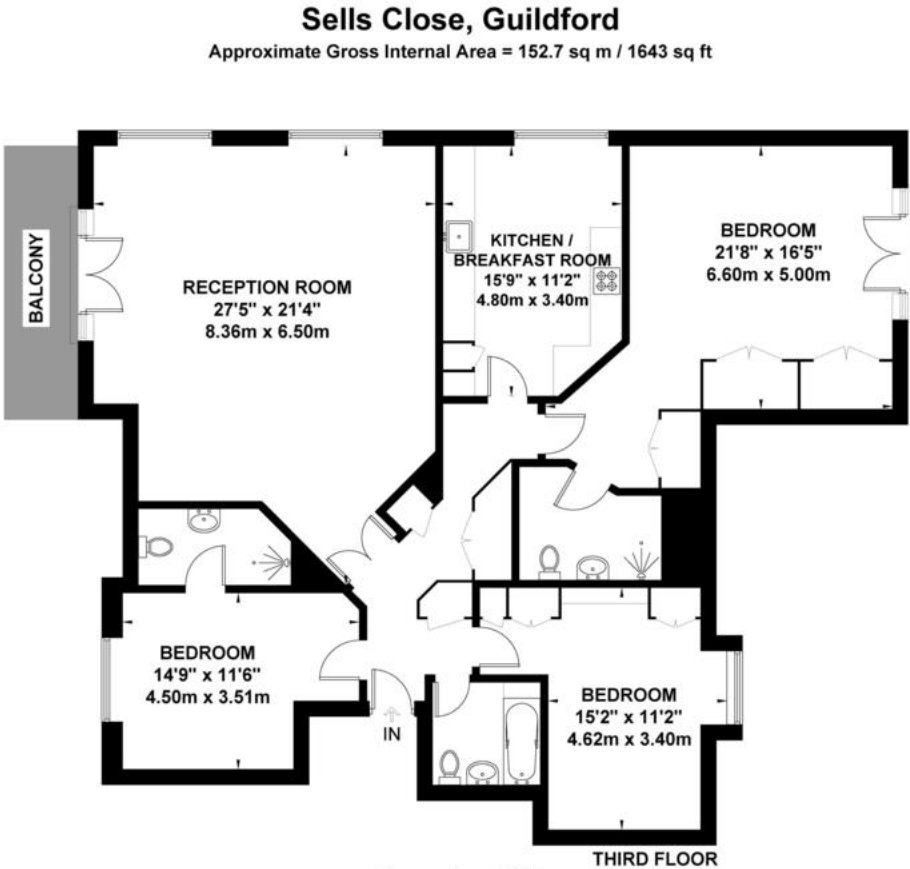
EPC rating = C

Viewing

Strictly by appointment with Savills







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		
(92-100) 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, photographs 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. Purchasers must satisfy themselves by inspection or otherwise. 02027051 Job ID: 143699 User initials: LJ