



SPACIOUS THREE BEDROOM APARTMENT

FLAT 7, NUMBER ONE, ALBURY ROAD,
GUILDFORD, SURREY, GU1 2AH

Leasehold

Three spacious bedrooms ♦ Allocated off street parking ♦
Two bathrooms ♦ Balcony ♦ 125 Years lease (from 2005) ♦
Nearly 1150 sq ft of space. ♦ EPC rating = B

Situation

Guildford offers a very good range of High Street shopping, restaurants, and the usual town centre services. The main line station provides a fast and frequent service between Portsmouth and London, with journey times to Waterloo from around 36 minutes. In addition, London Road station offers a service to London in about one hour. Road communications are also good, with the A3 providing a direct link to London and the south coast. The area is particularly well served with a wide choice of schools, including St Peter's, George Abbot, Lanesborough, Tormead, Holy Trinity, Royal Grammar School, Guildford High, St Catherine's.

Description

Apartment 7, One Albury Road is a modern, three bedroom second floor apartment in a lift serviced building, well presented throughout and located on a prime residential road within half a mile of Guildford High Street. The well-proportioned living space is light and neutrally presented with a modern fitted kitchen, generous entrance hall and three spacious bedrooms, the master with an en-suite bathroom. The sitting room is particularly generous measuring at 20'11 x 13' with a small balcony. The apartment benefits from excellent storage, with fitted wardrobes in bedrooms one and two and a large cupboard in the hallway. There is allocated off street parking to the rear of the property, along with visitor spaces. An internal viewing is highly recommended.

Tenure:

All services on mains

Local Authority:

Guildford

Outgoings:

Ground rent: £175 bi annually, Maintenance: £730 Bi annually

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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given as to accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	87
England, Scotland & Wales		
EU Directive 2002/91/EC		