



FANTASTIC MODERN GROUND FLOOR APARTMENT

**1 ALBURY PLACE
80 EPSOM ROAD, GUILDFORD GU1 2BX**

Leasehold

Two double bedroom apartment ♦ En suite to master bedroom ♦ Open plan kitchen/reception room ♦ Off street allocated parking ♦ Private terrace ♦ EPC rating = B

Situation

The town centre offers a comprehensive range of shopping, cultural and leisure amenities in addition to the main line station with its fast and frequent service into London with journey times from around 35 minutes. London Road station offers a regular service to London and neighbouring towns. The main A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network. Other main roads connect Guildford with major towns in Surrey, Hampshire and Sussex. Apart from Lanesborough School (on the corner) there is a very good selection of fee and non fee paying schools in the area including, Holy Trinity, The Royal Grammar School, St Catherine's, Guildford High School, Tormead, George Abbott and many others.

Description

Set within beautifully landscaped gardens, Flat 1 Albury Place offers buyers ground floor open plan living at its finest, a designer kitchen with stone worktops and integrated appliances set the tone an impeccably designed living area ideal for entertaining or simply enjoying everyday living, opening out into a private rear garden via French doors. This wonderful apartment has two bright double bedrooms with the master benefitting from an en suite shower room, as well as a family bathroom. With off street parking and an electric car charging point, this apartment offers everything you could ask for of an apartment in central Guildford.

Local Authority:

Guildford

Outgoings:

TBC

Viewing:

Strictly by appointment with Savills

Savills Guildford
guildford@savills.com

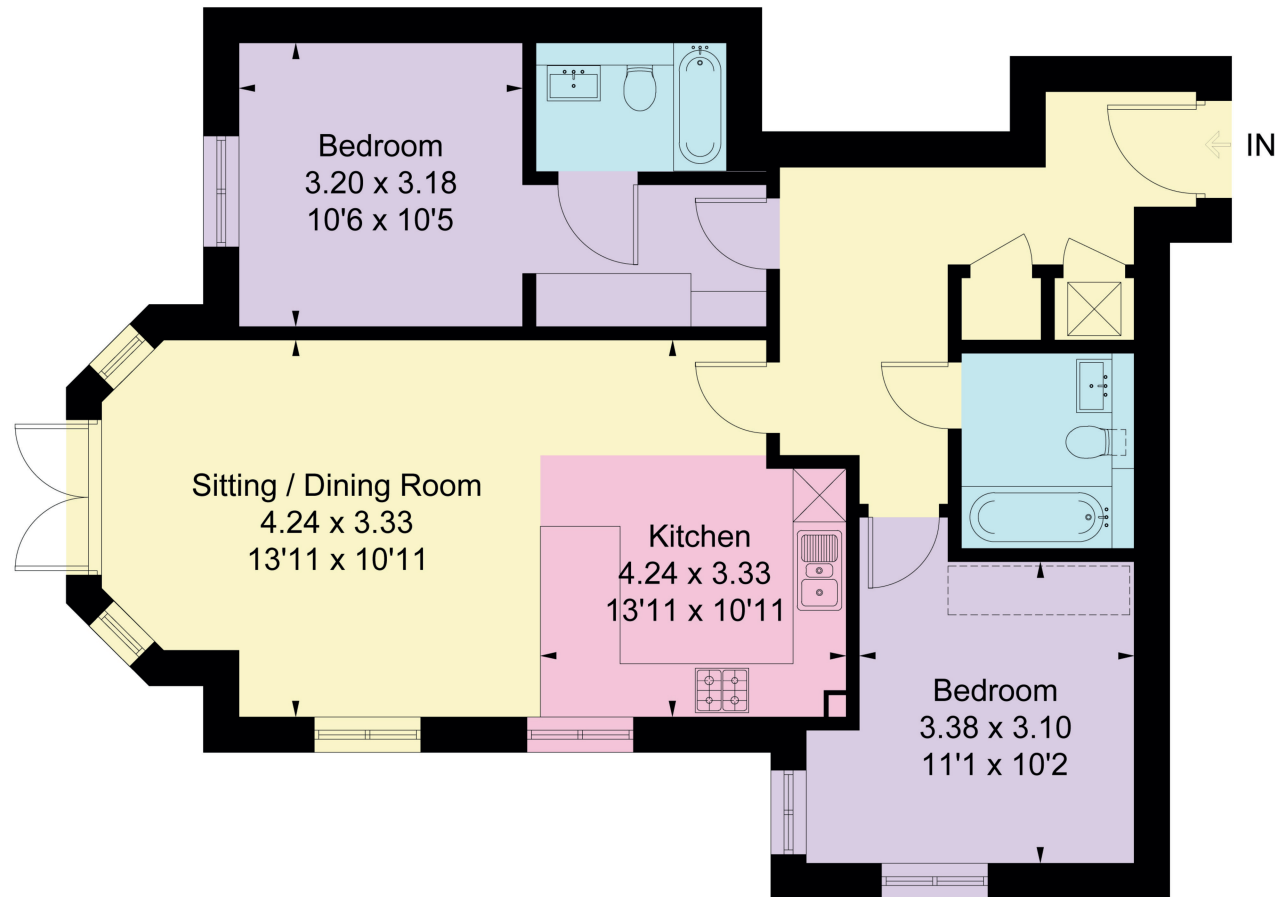
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Approximate Floor Area = 76.9 sq m / 828 sq ft

[] = Reduced head height below 1.5m



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Savills Guildford
guildford@savills.com
01483 796 800

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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		