



13 Welland House, Albury Road, Guildford, Surrey, GU1 2WS





**13 WELLAND HOUSE ALBURY ROAD  
GUILDFORD SURREY GU1 2WS**

LUXURY TOWN PENTHOUSE LIVING  
OUTSTANDING SPECIFICATION  
UNDERFLOOR HEATING  
CAR CHARGING POINTS AVAILABLE

SOUGHT AFTER LOCATION  
LIFT SERVING ALL FLOORS  
ROOF TERRACE  
FULLY INTEGRATED APPLIANCES



**A beautiful luxury purpose built development comprising of 14 luxury apartments situated in a sought after area in Guildford.**

**THE PROPERTY**

PENTHOUSE, ACCOMMODATION OF 831 SQFT WITH ROOF TERRACE AND PARKING SPACE.  
OUTSTANDING SPECIFICATION - ALL LUXURY FLOORING, CARPETS, APPLIANCES INCLUDED

Welland House is a niche development is situated in the Surrey County Town of Guildford, the perfect location for those who want the very best of both town and country living. Just a 10-minute walk from Guildford's bustling High Street, a short stroll from the Downs and with London Waterloo only 35 minutes by train it is easy to understand why the town is so popular with commuters and families alike.

LEASEHOLD: NEW 123 YEAR LEASE  
1st YEAR ESTIMATED SERVICE CHARGE: £1800 per annum  
GROUND RENT: 0.1% of PURCHASE PRICE



## THE GROUNDS

Welland House is situated in a sought after area of Guildford.

This luxury purpose built development was built in 2020 and was finished to a very high standard.

To the rear of the development there is an allocated parking space alongside some visitor parking spaces. Bike racks also available for residents.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

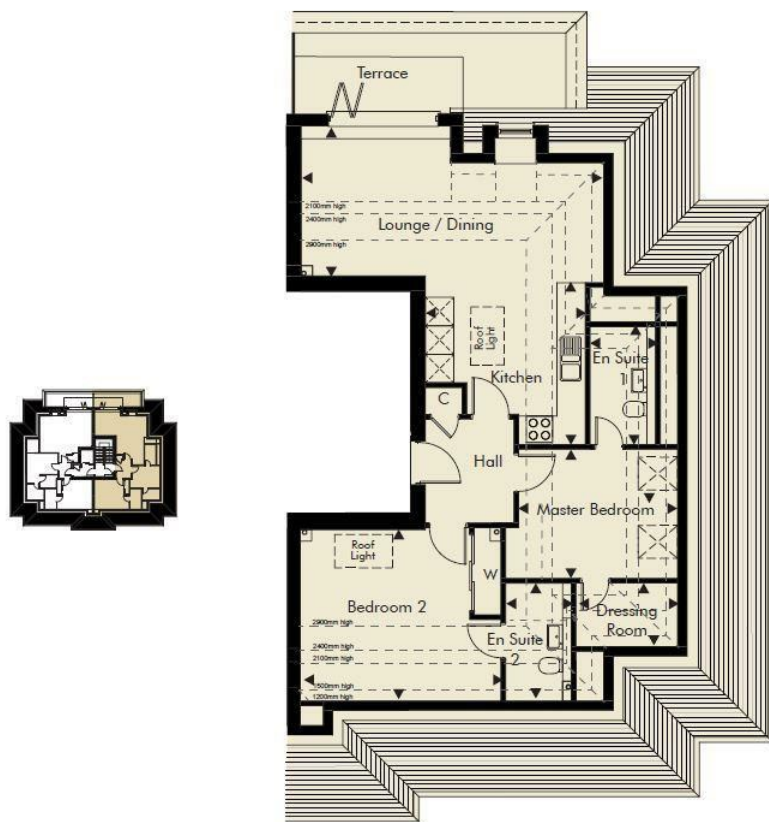
GUILDFORD | 0.5 MILES  
LONDON WATERLOO | 28 MINUTES BY TRAIN

GODALMING | 5 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles





### Apartment 13

Lounge / Dining	6.92m x 3.43m	22'8" x 11'3"
Kitchen	3.69m x 3.65m	12'1" x 12'0"
Master Bedroom	3.63m x 2.94m	11'11" x 9'8"
En Suite 1	2.14m x 1.70m	7'0" x 5'7"
Dressing Room	2.00m x 1.15m	6'7" x 3'9"
Bedroom 2	4.59m x 3.61m	15'1" x 11'10"
En Suite 2	2.40m x 1.50m	7'10" x 4'11"

**LOCAL AUTHORITY**  
Guildford Borough Council

**COUNCIL TAX**  
Band E E

**SERVICES**  
Mains water, electricity, mains drainage  
gas central heating

23rd January 2023

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

**CG GUILDFORD OFFICE**  
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Sat Nav Ref - GU1 2WS

**AGENT'S NOTE**  
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

