



**Albury Road, Guildford,
Guide Price £440,000**

CLARKE  GAMMON

FLAT 4, 1 ALBURY ROAD
GUILDFORD GU1 2AH

Guide Price £440,000

First floor apartment

Two double bedrooms, one
with en-suite

Modern kitchen with
integrated appliances

Lift

Central location

One allocated parking space

Visitors Parking

EPC C



**A modern two double bedroom
first floor apartment in a popular
town centre location.**

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

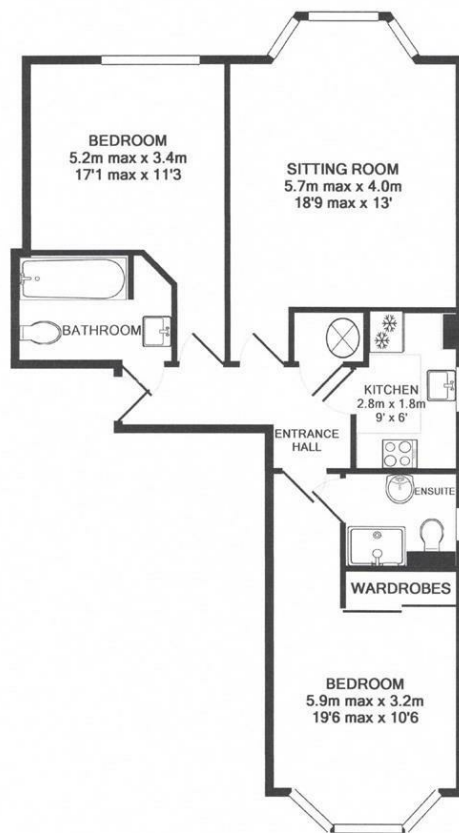
A superb opportunity to acquire this well presented first floor apartment offering modern living space in a prime town centre location. The property has a light and spacious feel and benefits from having an en-suite shower room to the master bedroom, high quality fitted kitchen with integrated appliances, luxury bathroom and a spacious living/dining room. There is also one allocated parking space, as well as visitors spaces.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles



TOTAL APPROX. FLOOR AREA 67.8 SQ.M. (729 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY


COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

1st July 2025 Custom Code : C VL/EL Property Ref - 5675

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

CG GUILDFORD OFFICE

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E: guildford.sales@clarkegammon.co.uk

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DIRECTIONS

From our office in Guildford head south-east on Quarry Street towards Mill Lane and then turn left onto Castle Street. Continue onto Sydenham Road and take the left turn onto Jenner Road. Turn right onto Epsom Road/A246 and then turn right onto Albury Road. The property is on your left hand side.

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

