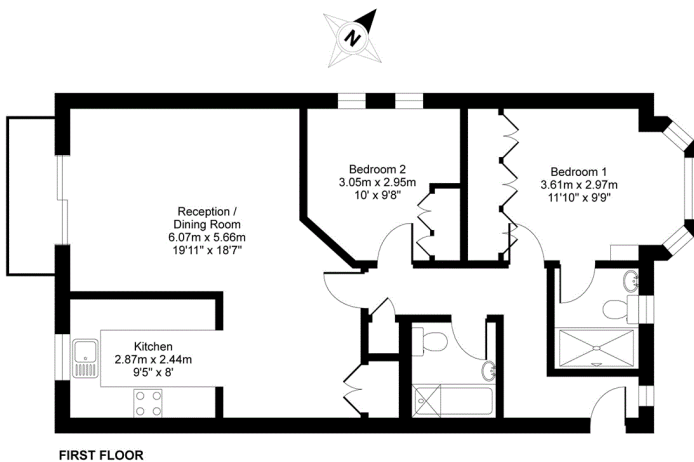




## Floorplan

## Energy Performance Certificate (EPC)



### Albury Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 763 SQ FT 70.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate			
Dwelling type: Mid-floor flat		Type of assessment: RUSAP: existing dwelling	
Date of assessment: 29 September 2014	Date of certificate: 10 October 2014	Total floor area: 64 m <sup>2</sup>	
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:		£ 1,848	
Over 3 years you could save:		£ 627	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	You could save £ 627 over 3 years
Heating	£ 1,113 over 3 years	£ 738 over 3 years	
Hot Water	£ 471 over 3 years	£ 357 over 3 years	
	<b>Totals</b>	<b>£ 1,848</b>	<b>£ 1,221</b>
These figures show how much the average household would spend in the property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£200 - £1,500	£ 272	✓
2 Low energy lighting for all fixed outlets	£40	£ 111	✓
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 245	✓
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/homeenergy">www.direct.gov.uk/homeenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.





Bathroom



Dining Area



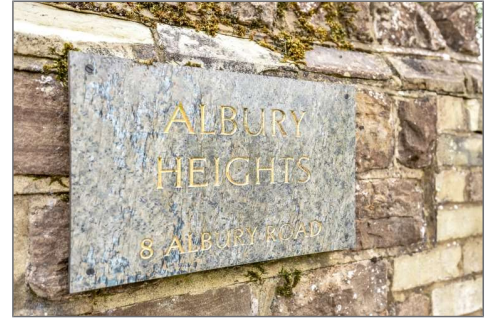
Bathroom



Bedroom



Garden Area



External

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## 8 Albury Road Guildford GU1

£1,550 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

A wonderful recently refurbished 2 bedroom apartment, with off street parking, balcony and garage.

Apartment | Hallway | Living Room | Kitchen | Master Bedroom | En suite | Second Bedroom | Bathroom | Parking | Garage | Balcony.

### Description

A newly refurbished 2 bedroom apartment, in a prime position within approximately 0.6 miles of Guildford High Street. This apartment has been finished to a high standard with a chic grey gloss kitchen, neutral décor, shutters, wood effect flooring and under floor heating. There is also off street parking a garage. The apartment oozes style and sophistication.

recreational amenities and the A3 provides access to London and the south coast and via the M25 to Heathrow and Gatwick Airports. There are lovely country walks nearby at Pewley Downs and along the River Wey.

### Furnishing

Unfurnished

### Situation

Situated approximately 0.6 miles from Guildford's picturesque cobbled high street, and approximately 0.5 miles from London Road station and approximately 1.2 miles Guildford main line station. Guildford has an excellent range of shopping, social, educational and



Kitchen



126714 (4)

### Hamptons Guildford Lettings

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