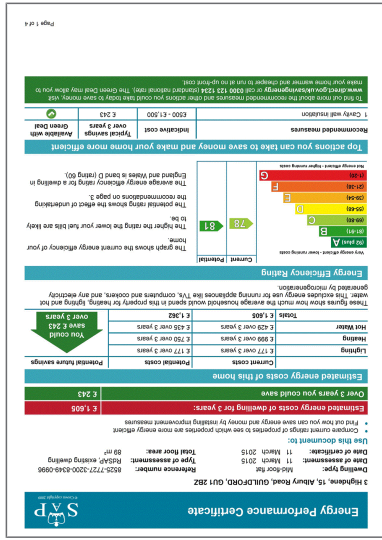
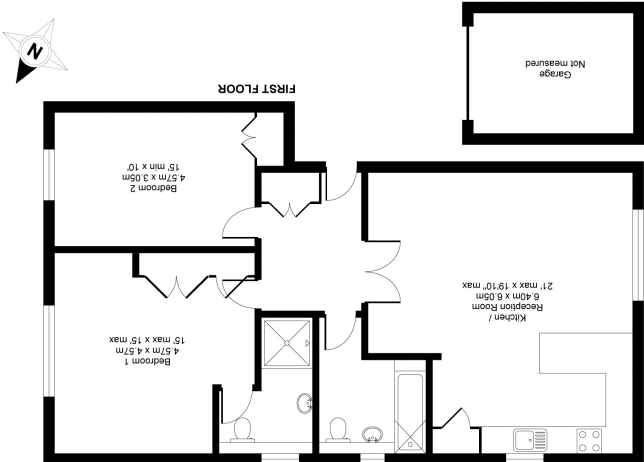


For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded. They are taken between 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.

APPROX. GROSS INTERNAL FLOOR AREA 987 SQ FT 91.6 SQ METRES (EXCLUDES GARAGE)  
Albury Road, Guildford, GU1  
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## Floorplan

## Energy Performance Certificate (EPC)



Albury Road Guildford GU1

£1,550 Per Month - Available 10/09/2016





Kitchen



Hallway



Bathroom



Bedroom



Shower Room



Bedroom

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

## Albury Road Guildford GU1

£1,550 Per Month - Available 10/09/2016

**HAMPTONS**  
INTERNATIONAL

A stunning 2 bedroom first floor apartment, in a prime position within 0.7 miles of Guildford town centre.

Apartment | First Floor | Open Plan Kitchen/ Living Room | 2 Bedrooms | 2 bathrooms | Garage | Unallocated Parking.

### Description

A stunning 2 bedroom first floor apartment, in a prime position within 0.7 miles of Guildford town centre. This apartment has been finished to a high standard with a chic kitchen, neutral décor, carpets and wood flooring. The apartment oozes style and sophistication. This superb apartment has unallocated parking, and a garage.

range of shopping, social, educational and recreational amenities and the A3 gives 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

Conveniently situated in a quite residential area of Guildford, Albury Road is within approximately 0.7 miles of the high street and London Road train station is approximately 0.6 miles which feeds directly to Guildford mainline station. Guildford has an excellent



External



Reception Area

### Hamptons Guildford Lettings

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