



Apt 8 - Welland House, Albury Road, Guildford, Surrey, GU1 2WS



APT 8 - WELLAND HOUSE ALBURY ROAD, GUILDFORD, SURREY, GU1 2WS

LUXURY DEVELOPMENT OF
14 APARTMENTS

TWO BATHROOMS

SEPARATE UTILITY ROOM

EXCELLENT DECORATIVE
ORDER THROUGHOUT

PARKING SPACE AND CAR
CHARGING POINTS

TWO BEDROOMS WITH
BUILT-IN DOUBLE
WARDROBES

MODERN FITTED KITCHEN

BALCONY

UNDERFLOOR HEATING

COMMUNAL GROUNDS



**An impressive two-bedroom,
two-bathroom luxury apartment,
situated in a highly-regarded
area of Guildford, just a short
walk from the upper High Street
and London Road station.**

THE PROPERTY

A superb modern apartment benefiting from a high-quality specification, which in turn has been up-graded, offering well-proportioned accommodation in an extremely well-regarded residential location. The development is situated in a quiet residential road in a sought-after area of town, just a 10-minute walk from Guildford's High Street, London Road station and a short stroll from the Downs.

Welland House is a modern luxury development comprising of just 14 apartments and having been constructed in 2020, these properties offer the latest in modern living. The development is stylish and modern with an immediate impression created when gaining access to the main entrance foyer. Accommodation comprises: entrance hall; good sized reception room with feature electric fire display and access to balcony; stylish open-plan modern kitchen; separate utility room; principal bedroom with fitted wardrobe and en-suite shower room; second double bedroom with fitted wardrobes; main bathroom fitted with a contemporary white suite.

Lease: approx. 120 years remaining

Service/Maintenance Charge: £2,238 per annum

Ground Rent: £460.00 per annum



THE GROUNDS

Outside, there is a dedicated parking space in the car park to the rear of the development. Established and well kept communal grounds surround the property.

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 HIGH STREET | 0.5 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1.2 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

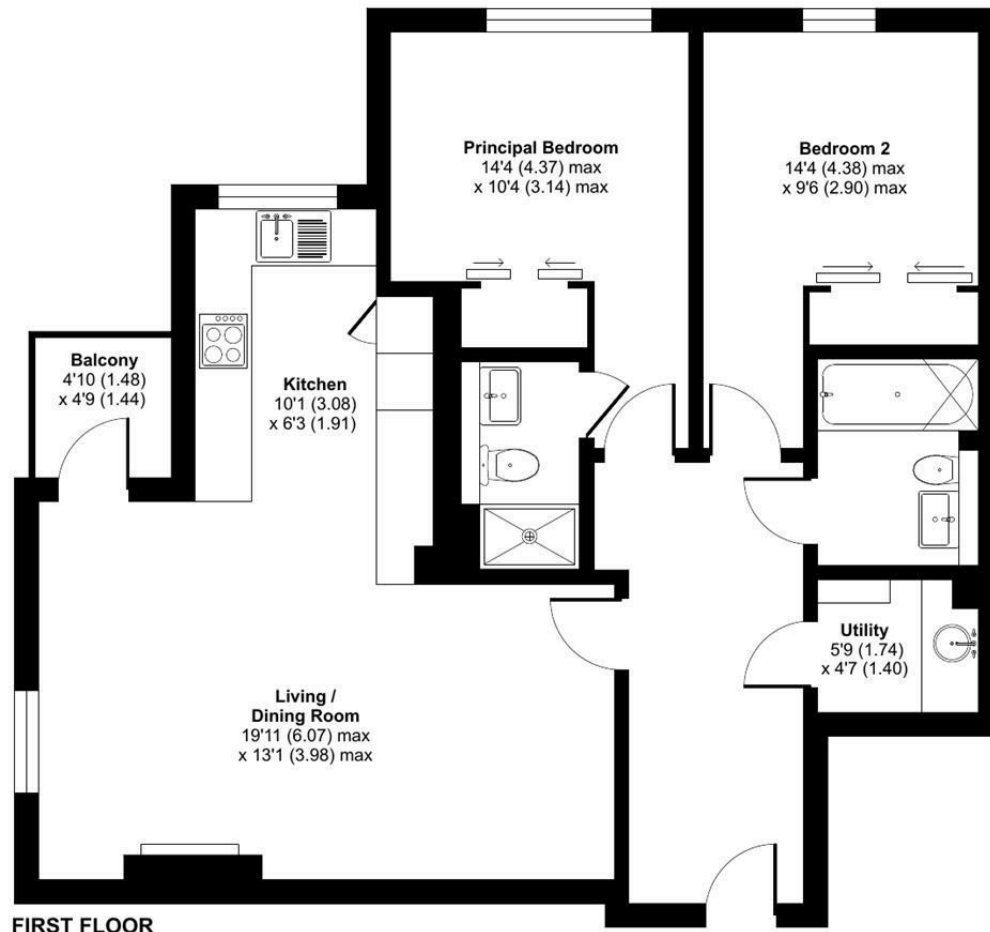
CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 23 miles

Albury Road, Guildford, GU1

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



FIRST FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

3rd October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1195896

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 2BY)

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

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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

