



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

CLARKE  GAMMON
1919

1 Welland House

ALBURY ROAD, GUILDFORD, GU1 2WS

Offered with no onward chain and positioned within a prestigious development just moments from Guildford town centre, 1 Welland House offers a beautifully designed ground floor apartment that blends modern style with practical comfort.

The apartment opens into a spacious entrance hallway with built-in storage, leading to a bright, double-aspect kitchen and living area. This open-plan space is ideal for both relaxing and entertaining, with direct access to the rear and ample room for dining. The kitchen is finished to an exceptional standard, featuring sleek cabinetry, Silestone worktops, and a full suite of Bosch appliances including an oven, microwave combi oven, induction hob, integrated fridge/freezer, dishwasher, and boiling- and filtered-water tap. Luxury vinyl flooring and under-cupboard lighting complete the contemporary look.

Both bedrooms are generous doubles with stylish built-in wardrobes. The principal bedroom benefits from a private en-suite shower room, while the second bedroom is served by a separate walk-in shower room, both fitted with modern sanitaryware and high-quality finishes.

Additional features include underfloor heating throughout and allocated parking with its own dedicated electric vehicle charging point. Ideally suited for commuters, the apartment is within easy reach of both Guildford mainline and London Road stations, offering fast connections to London and beyond. The location also benefits from proximity to a selection of highly regarded schools, making it a practical choice for professionals and families alike.

This is a superb opportunity to secure a thoughtfully designed home in one of Surrey's most desirable towns.

- No onward chain
- Spacious double-aspect open-plan kitchen/living room with direct access to the rear
- Two double bedrooms, both with stylish built-in wardrobes
- Separate walk-in shower room with contemporary fittings
- EPC: B
- Ground floor apartment in a prestigious, modern development built in 2020
- High-spec kitchen with Bosch appliances, Silestone worktops, and boiling/filtered water tap
- Principal bedroom with private en suite featuring a walk-in shower
- Underfloor heating throughout, plus allocated parking and EV charging point

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected

Tenure: Leasehold

Length of Lease: 145 years remaining; expires 01/01/2170

Service Charge: £1,800 per annum

Ground Rent: £432.50 per annum









SITUATION

Located on a peaceful residential street, 1 Welland House enjoys a prime position just a short walk from the heart of Guildford. This vibrant and historic town offers an exceptional lifestyle, with its cobbled High Street lined with boutique shops, cafés, and restaurants, alongside major retailers and cultural attractions such as the Yvonne Arnaud Theatre and G Live. Guildford's renowned farmers' market brings fresh local produce to the town centre each month, while the nearby Spectrum Leisure Centre, riverside walks, and access to the Surrey Hills Area of Outstanding Natural Beauty provide endless opportunities for recreation. With excellent transport links via Guildford and London Road stations, fast access to the A3 and M25, and a choice of outstanding schools within easy reach, this location perfectly balances convenience, character, and community.



DIRECTIONS

Starting from Guildford High Street, head uphill past the shops and cafés until you reach the mini roundabout near G Live. Take the second exit onto Epsom Road and continue along this main route, passing through the traffic lights near Rogues Bar. Shortly after, look out for Albury Road on your right-hand side. Turn into Albury Road and follow it down; Welland House is located towards the lower end of the road on your left, set back in a quiet residential enclave.

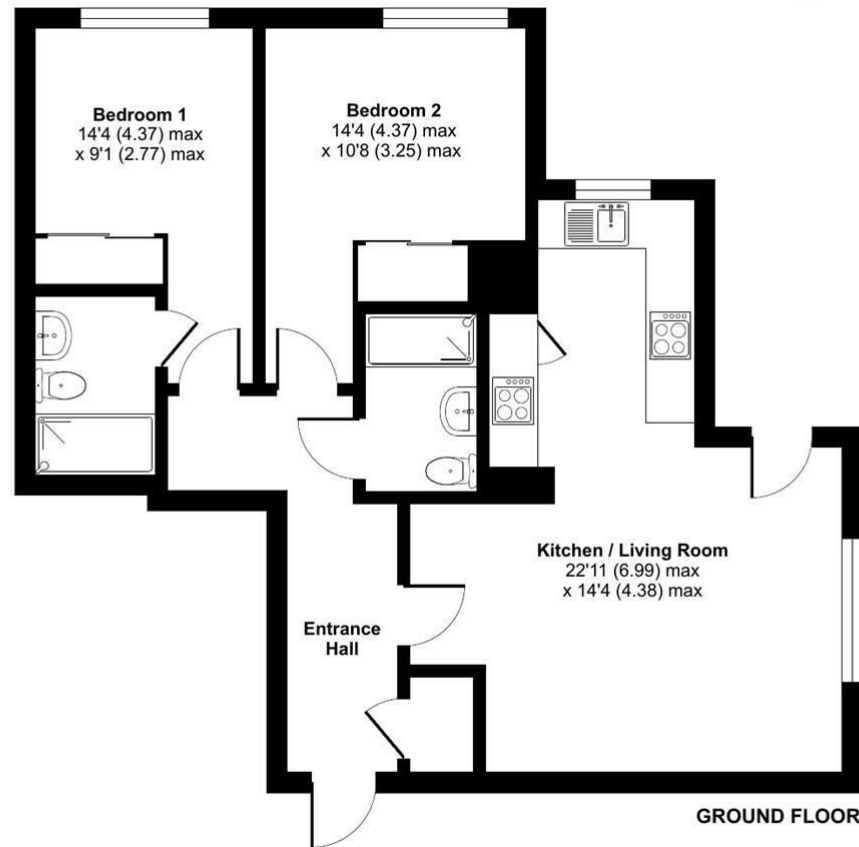
Ground floor apartment offering contemporary living, premium finishes, and exceptional convenience in the heart of Guildford.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(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	

Albury Road, Guildford, GU1

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1372497

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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