



3 The Old Mill, The Street, Albury, Surrey GU5 9BF

Price £465,000 Leasehold (circa 108 yrs remaining)

TERRA COTTA

Independent Estate Agents

Property Description :

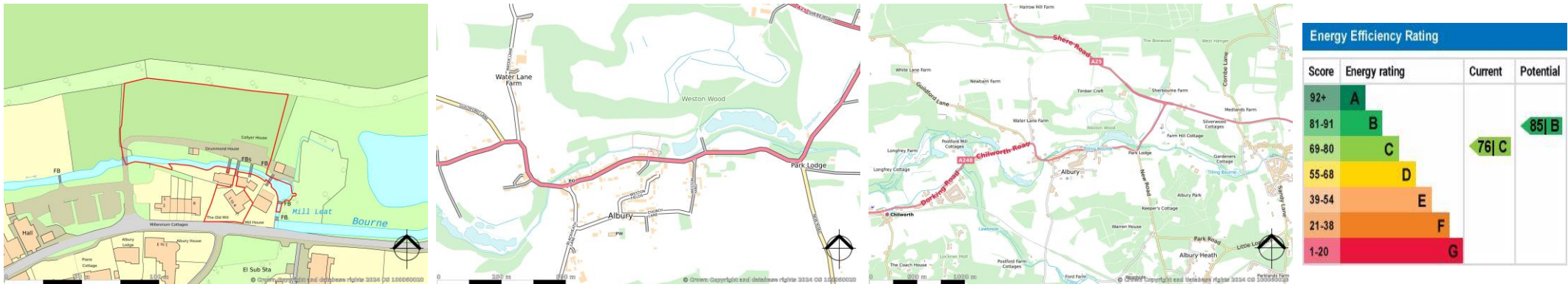
A spacious & very well presented 3 double bedroom, 2 bathroom first floor flat with parking & a large communal garden situated in Albury village. Accommodation comprises an entrance hall, a good size dual aspect sitting room/dining area, a well fitted kitchen with fully integrated appliances to include an electric oven, gas hob, fitted microwave & fridge/freezer & there is a separate utility cupboard with plumbing for a washing machine. The principal bedroom is a large double with fitted wardrobes & an ensuite shower room, there is another large double bedroom, a 3rd small double bedroom/study & a family bathroom with bath & wall mounted shower. The property was recently converted so provides energy efficient accommodation with shutters to all windows. To the front there is one parking space for each flat, & to the rear (accessed via the small bridge as you turn into the Albury Village Hall car park) is a visitors parking area & a large lawned area, which is communal to the flats, the 2 houses to the rear & the large Mill House. Situated within a short stroll of Albury village which offers good local facilities, within 1 mile of the A25, 2 miles of Shere village & 4 miles of Guildford. No onward chain. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Then take the first left onto the A248 towards Albury. Continue along this road for 0.7 miles, where you will find the property on your right hand side, the 2nd entrance after the trout lake on your right.

Situation :

Albury village has a Post Office, a well-stocked village shop, pub with restaurant & church & offers easy access to local woodland, public footpaths, nearby bus routes, the A25 & Guildford. There are also 3 schools within a 5 minute drive, and this property is within the catchment area of the sought after Tillingbourne primary school & George Abbot secondary School. There is also a trout lake within a short walk of the property (membership available).



Council Tax - Guildford Borough Council - Band E - £2,875.59 per annum (2024-25)

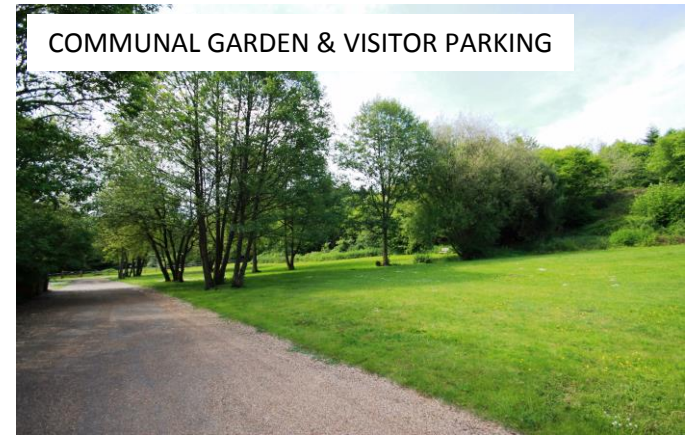
All Mains Services

Lease – expires 1/1/2133 (circa 108 years remaining)

Ground Rent £250 per annum

Service Charge £3440 per annum

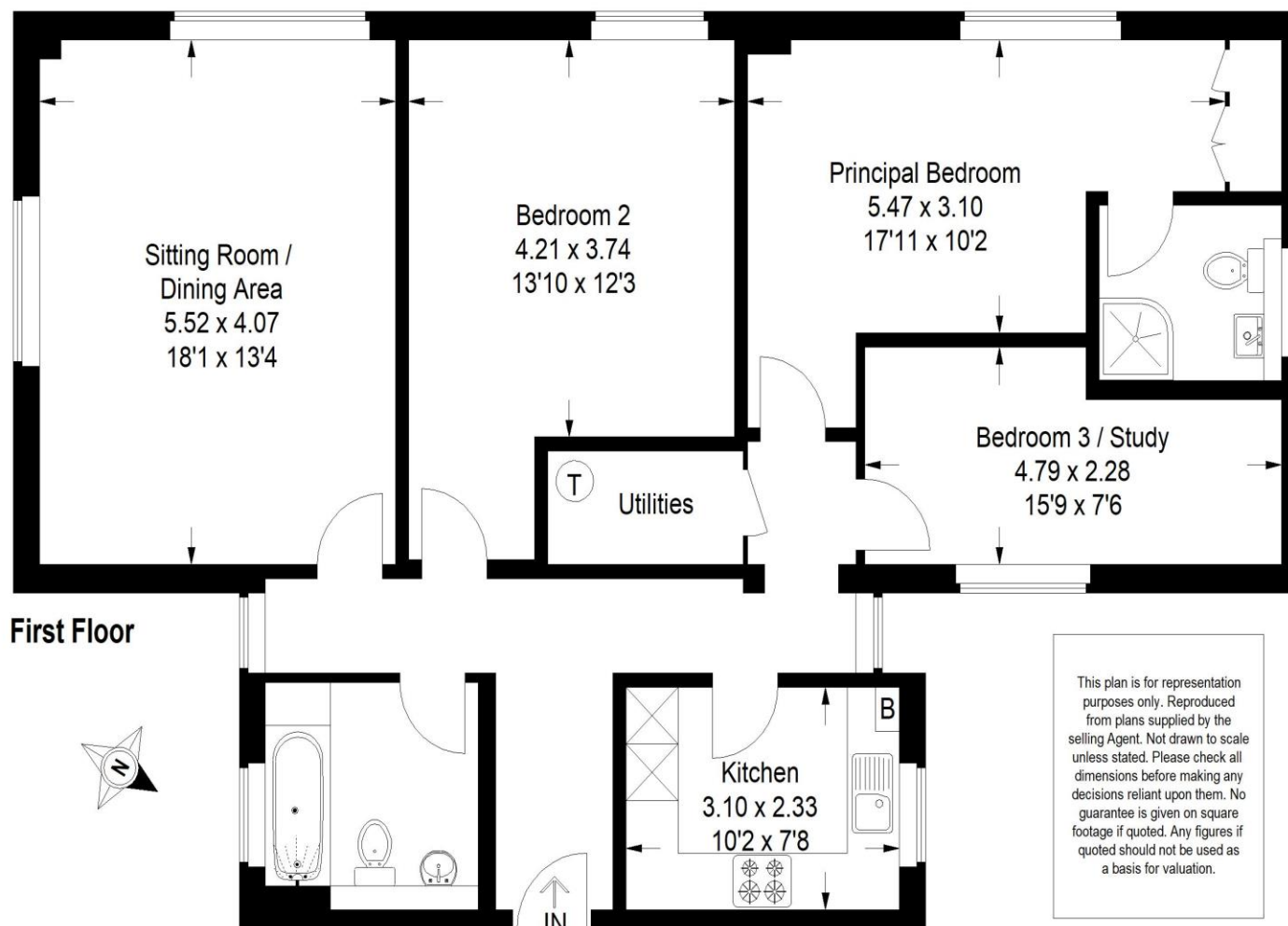
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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Approximate Gross Internal Area
104.5 sq m / 1125 sq ft



Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

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