

# TERRA COTTA

Independent Estate Agents

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



A spacious & very well presented 3 double bedroom, 2 bathroom ground floor flat with parking & a large communal garden situated in Albury village. Accommodation comprises an entrance hall with a further door to the parking area to the front & the communal garden to rear, a good size sitting room/dining area, a well fitted kitchen with fully integrated appliances to include an electric oven, gas hob, fitted microwave, fridge/freezer, dishwasher & washing machine. The master bedroom is a large double with a good size ensuite shower room, there are 2 further double bedrooms & a family bathroom with bath & wall mounted shower. 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 the local village store, village hall, post office, pub & church, & just along from the fishing lakes, within 1 mile of the A25, providing easy access to Shere village, local walks, bike rides, sought after schools etc. Must be seen !

## Directions :

From our office in Shere, proceed to the A25 towards Guildford. Turn left on to the A248, towards Albury and Godalming. Proceed towards Albury Village, where you will find The Old Mill on your right, just after the large trout pond on your right & before the Village Hall car park.

**Price £1,950 pcm Unfurnished**

**Terra Cotta (Estate Agents) Ltd**

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**Please call 01483 205150 to arrange a viewing**





**COUNCIL TAX BAND - E**

### WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)

On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent.  
Terra Cotta cannot be held responsible for any misstatement, error or omission.