



**The Old Byre, Flat 13 Albury Park Mansions,
New Road, Albury, Surrey GU5 9BB**

Price £385,000 Leasehold (989 years remaining)

TERRA COTTA

Independent Estate Agents

Property Description :

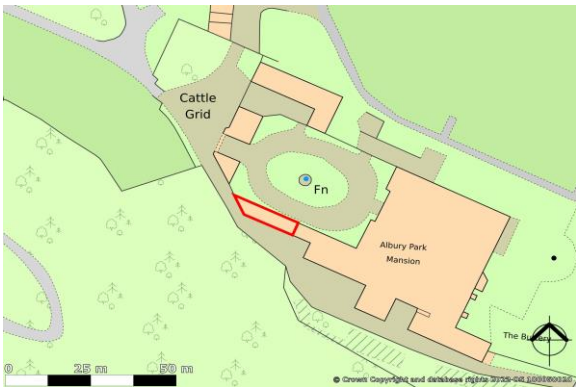
A superbly presented 1 double bedroom ground floor apartment, set within this very prestigious development within several acres of stunning (grade I listed) communal gardens. Accommodation comprises a good size reception room with sitting & dining areas, large feature window & solid oak flooring, a well fitted kitchen, a double bedroom & a refitted luxury shower room. The property also benefits from underfloor heating, a garage in block, allocated parking (to the rear of the property) & views over the grounds. Situated within a very peaceful, rural location, attached to the Grade II Listed Albury Park Mansion, former home of the Duke of Northumberland. Situated within close proximity to to Albury & Shere villages (offering all local facilities) & Chilworth railway station (with links to Guildford, Dorking & Gatwick), providing easy access to fantastic pubs and stunning walks, this is quite a remarkable and unique place. Viewings strongly recommended.

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 & left again after 100 yards into New Road. Turn immediately left again into Albury Park, follow the long driveway up to Albury Park Mansions (bearing right at the sign), up to the cattle grid. Proceed through the gate, then main entrance into the Mansion courtyard, where you will find The Old Byre on your right.

Situation :

Albury village has a Post Office, a new, 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax: Guildford Borough Council - Band C £2,191.69 (2025-26)

Lease - 999 years from 2015. Service charge £4,015 per annum (please note this was £2,489 per annum in 2024, increased this year to top up the sinking fund but should reduce again)

Ground Rent £300 per annum

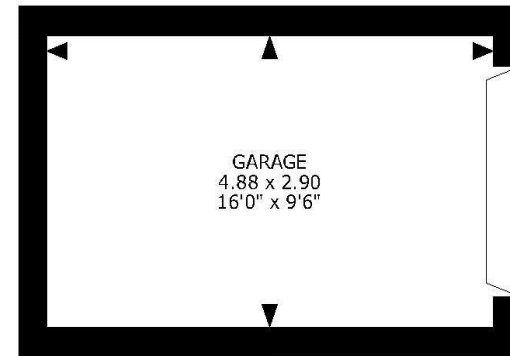
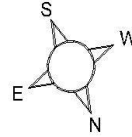
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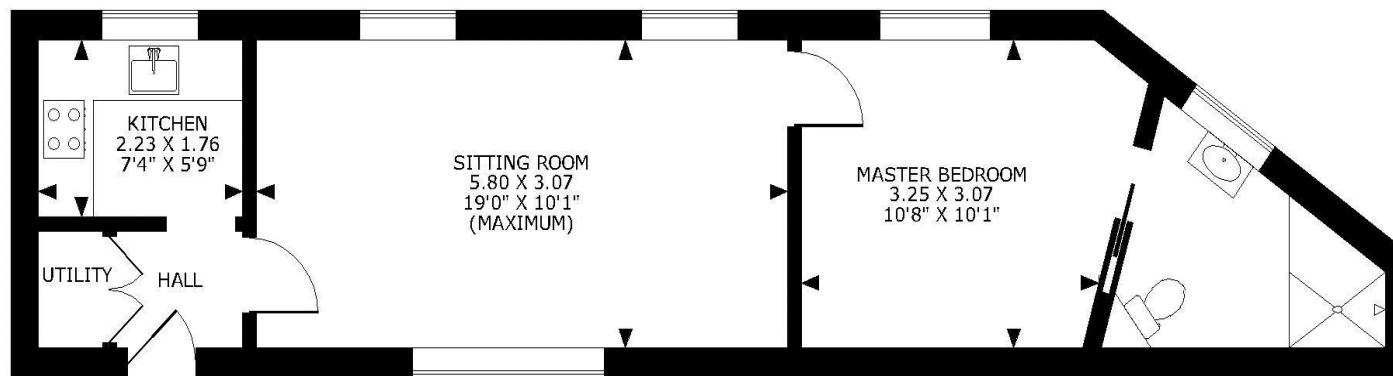
Please call 01483 205150 to arrange a viewing

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Approximate Gross Internal Area
Main House = 446 Sq Ft/41 Sq M
Garage = 152 Sq Ft/14 Sq M



NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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.

Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

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