

TERRA COTTA

Independent Estate Agents

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



A superbly presented 1 double bedroom ground floor property, set within this very prestigious development within several acres of stunning (grade I listed) communal gardens. Accommodation comprises 1 good size dual aspect reception room with sitting & dining areas to include a large feature window & solid oak flooring, a well fitted kitchen, double bedroom & a refitted luxury shower room. The property also benefits from underfloor heating & allocated parking & views over the exceptional 5 acres of grade I listed communal grounds. Situated within a very peaceful, rural location, attached to the Grade II Listed Albury Park Mansion, former home of the Duke of Northumberland, within close proximity 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.

Price £1,600 pcm Furnished

Terra Cotta (Estate Agents) Ltd

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Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - C

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		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			

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.