



**32 Westonfields,
Albury, Surrey GU5 9AR
Price £1,600 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & superbly presented 2 bed ground floor maisonette offering accommodation comprising a large reception room with feature bay window with sitting & dining areas, a good size refitted kitchen with double doors leading to patio & private garden, double bedroom with fitted wardrobes, 2nd single bedroom & refitted bathroom with bath & wall mounted shower. Outside, there is a lawned garden to the front with pathway to front door. There is also a large patio area to the rear of the property leading to a lawned area with a detached studio/office with power & light. The property benefits from UPVC double glazed windows & doors. Situated in a popular cul-de-sac within a few minutes walk of Albury village, with village shops & pub in the heart of The Surrey Hills.

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 and Godalming proceed through Albury village, past the Drummond arms on your right turning left opposite the post office into Church Lane continue to the top of the road, bearing left with the road turning left just after the church on your right into Weston Fields, follow the road round to the right where you will find number 32 towards the end on your right.

Council Tax - Guildford - Band C £2295.81 per annum (2026-27)

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

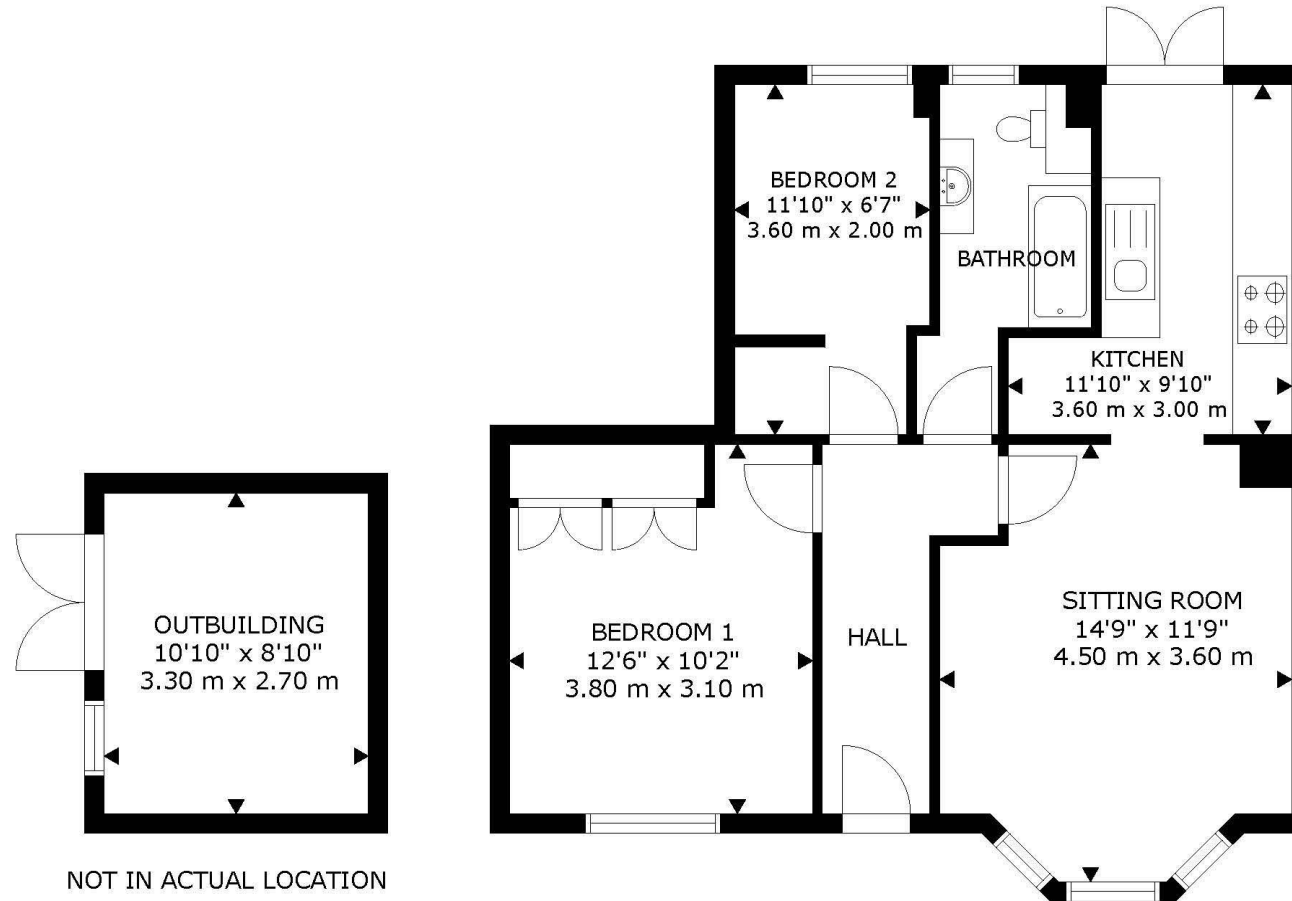




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROSS INTERNAL AREA
GROUND FLOOR: 570 sq ft, 53m²
TOTAL: 570 sq ft, 53 m²
EXCLUDING AREAS: OUTBUILDING: 97 sq ft, 9m²

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

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

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