



**3 The Old Mill, The Street,
Albury, Surrey GU5 9BF
Price £1900 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & very well presented 3 double bedroom, 2 bathroom 1st 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 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 with a pub, 2 x village shops, church & village hall as well as a trout lake. Located within 1 mile of the A25, 2 miles of Shere village & 4 miles of Guildford.

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.

Council Tax - Guildford Borough Council - Band E - £3156.74 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

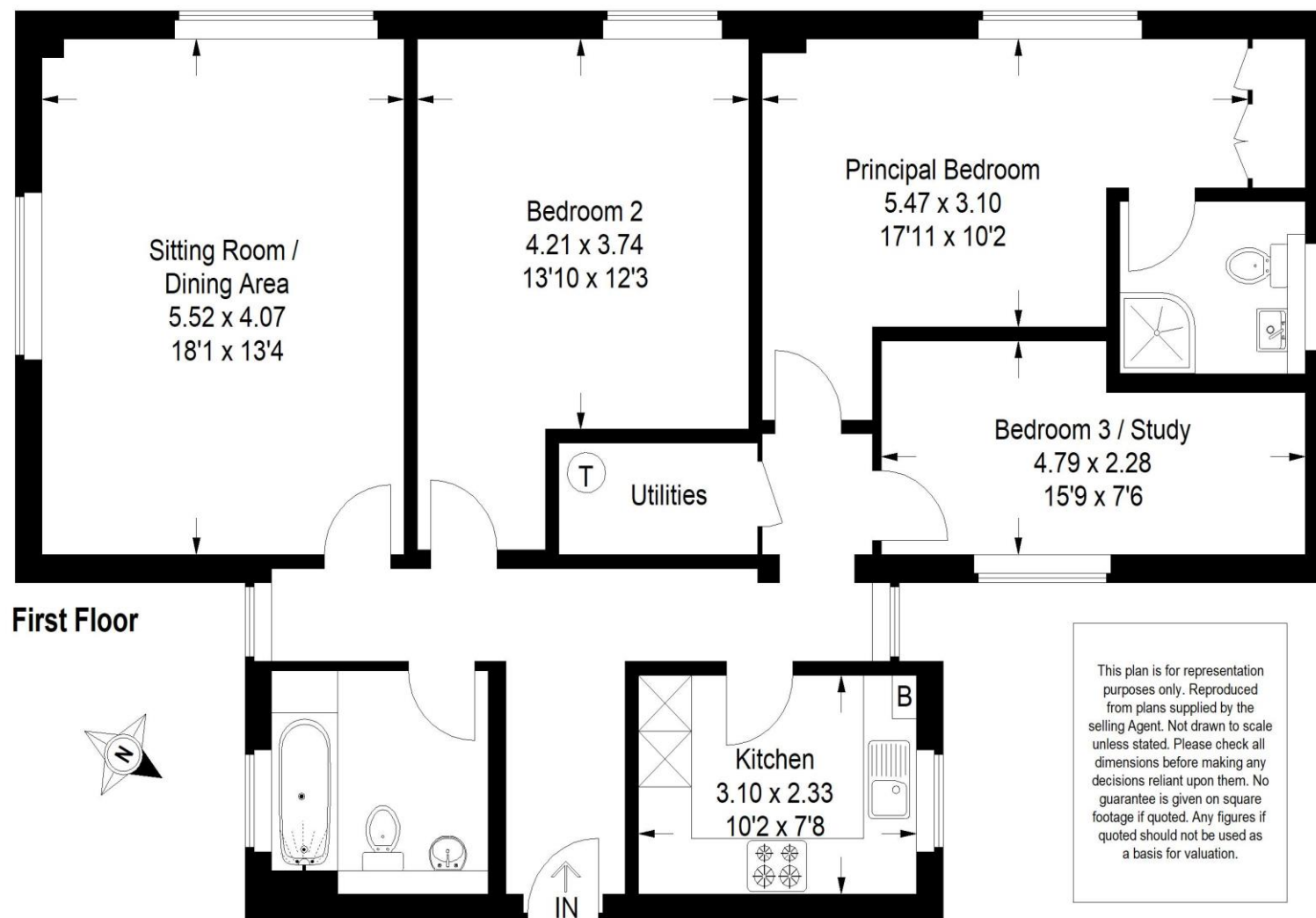




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

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