



**JAMES  
ANDERSON**



## TO LET

Albury Road, Guildford, GU1

**£2,350 Per Month**

Per Month

An exceptional first floor, two-bedroom apartment with a private balcony and designated parking, set within an exclusive newly built development in the heart of Guildford.

The apartment features a bright open-plan kitchen and reception room with integrated Bosch appliances, Silestone worktops and luxury finishes throughout. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside a second double bedroom and a stylish family bathroom. Additional features include underfloor heating, lift access, secure video entry, parking with the option for EV charging, landscaped communal grounds and visitor parking.

Ideally located just a 10-minute walk from London Road Station and 24 minutes from Guildford Station, offering direct trains to London Waterloo in around 32 minutes. The A3 and M25 are also within easy reach, providing excellent road links to London, Heathrow and Gatwick airports.

This beautifully designed apartment combines contemporary living with exceptional commuter convenience, just moments from Guildford's vibrant town centre.



Two Double Bedrooms



Two Modern Bathrooms



Unfurnished



Newly Built Apartment



EPC B | Council Tax C



London Road Train Station



Weyfield Primary School



Off Street Parking



Private Balcony

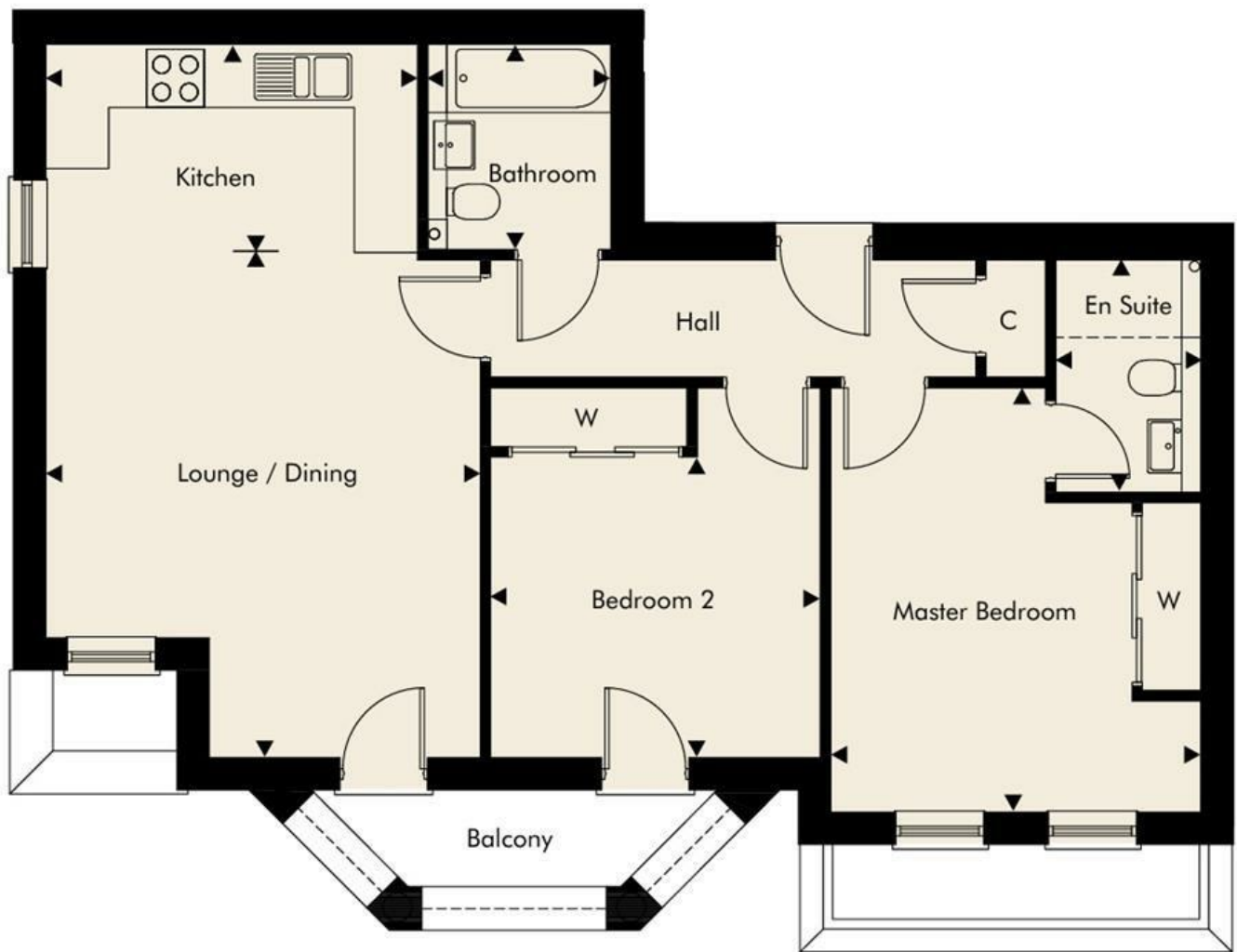


Holding Deposit £542.30 | Deposit £2711.53



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



### Apartment 7

Lounge / Dining	5.14m x 4.48m	16'10" x 14'8"
Kitchen	3.83m x 2.22m	12'7" x 7'3"
Master Bedroom	4.39m x 3.82m	14'5" x 12'6"
En Suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	3.40m x 3.11m	11'2" x 10'2"
Bathroom	2.12m x 1.89m	6'11" x 6'2"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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