



**2 Orchard House, The Street,
Albury, Surrey GU5 9AG
Price £1,900 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious 2 double bedroom ground floor apartment with private terrace, parking & views set in the heart of Albury village, refurbished to an exceptionally high standard. Accommodation comprises a large dual aspect sitting room/dining area with bi-fold doors leading to a fully enclosed terrace with an obscured glazed panel surround, wood panelled roof & lighting over. The reception areas are open plan to a superbly fitted shaker style kitchen which offers an extensive range of units to include glazed display units with lighting & a wine cooler, AEG appliances & Quartz worktops. The principal bedroom is a large double with fitted wardrobes & boasts an ensuite shower room with shower cubicle, wc set into vanity unit, basin & heated towel rail. There is also a 2nd double bedroom/large study & a family bathroom with bath, separate shower cubicle, wc & basin set into a vanity unit & heated towel rail. This exceptional apartment benefits from electric underfloor heating in the kitchen/reception areas & an alarm system. Outside, a gravelled driveway leads along the side of the property to an area of off-street parking for 2 cars including an electric charging point (N.B. vans are not permitted), with outside lighting, a bin store/bike storage cupboard with power. Located in the centre of the village within a very short walk of the village pub & stores yet within a 3 minute drive of the A25 & Chilworth station & providing easy access to Guildford. Must be seen !

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 for approx. 1 mile, where you will find the property on your right hand side, just before the Albury Village Stores & Drummond Pub.

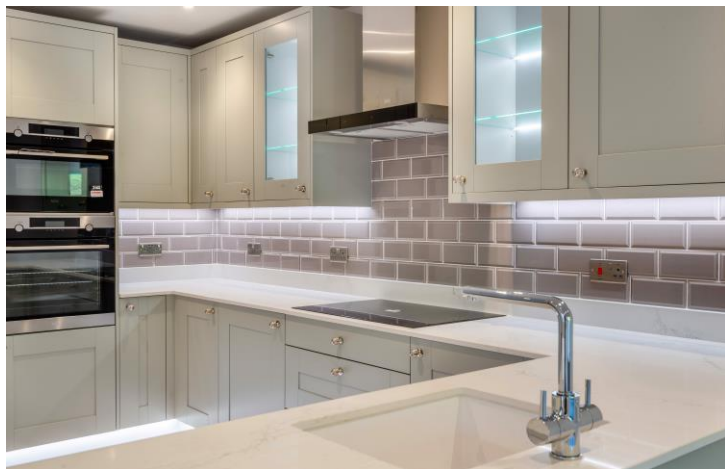
Council Tax - Guildford - Band C - £2,295.81 per annum (2026-27)

WHAT ARE THE COSTS IF I WANT TO PROCEED?

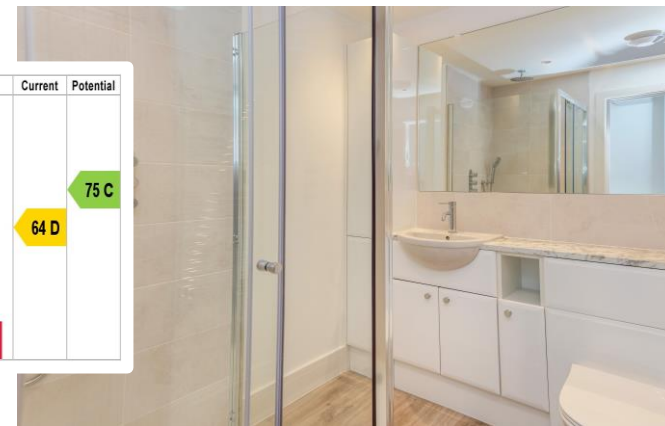
Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the 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



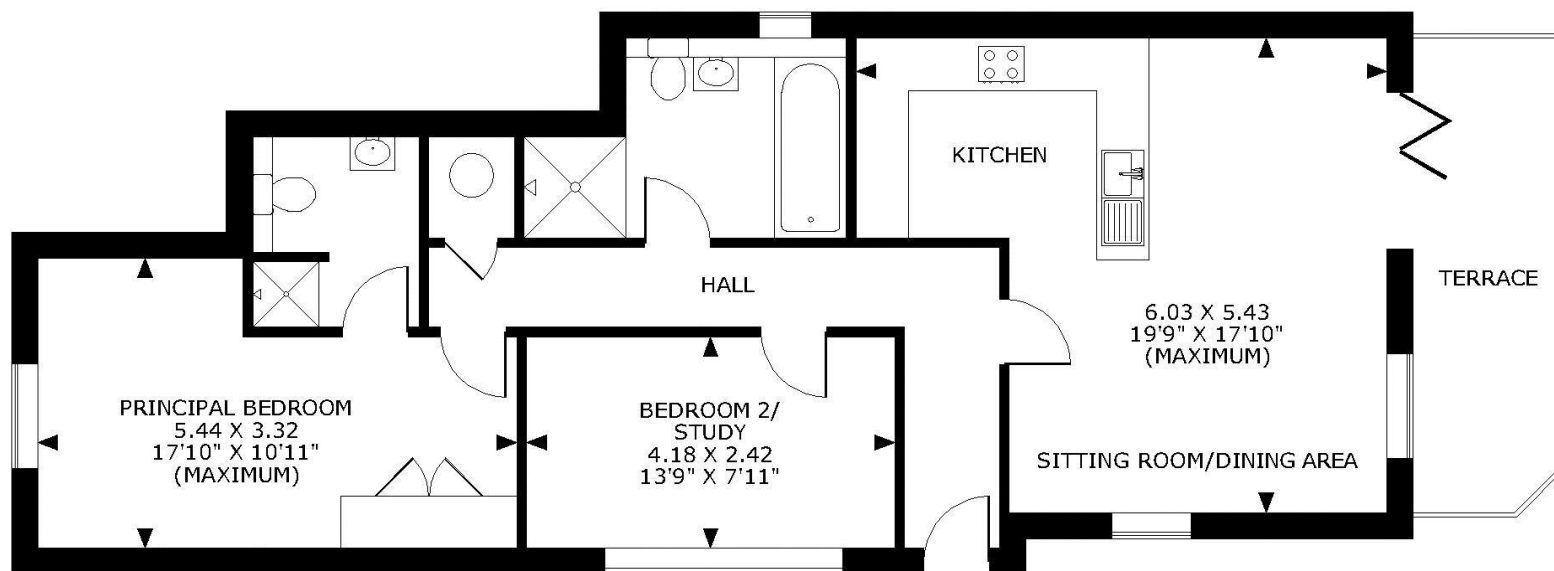
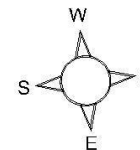


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		



2 Orchard House, The Street, Albury, Surrey GU5 9AG

**APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 826 SQ FT/77 SQ M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8631323/NJD

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