



Flat 6, Highdene, Albury Road, Guildford, Surrey, GU1 2BZ

FLAT 6 HIGHdene ALBURY ROAD GUILDFORD SURREY GU1 2BZ

- Superb second-floor apartment with good proportions and a glimpsing view of Pewley Downs.
- Modern fitted kitchen with integrated appliances.
- 2nd bedroom with wardrobes.
- Set within mature communal grounds
- Lease from 1980 with 950 + years remaining
- Open-plan kitchen/sitting/dining room with westerly aspect.
- Master bedroom with fitted wardrobes, four-piece ensuite to include bath and walk-in shower.
- 2nd shower room.
- Residents' parking and a single garage with lighting.
- No ground rent



A remodelled 2nd floor (top floor) apartment set along a much sought-after road, conveniently located within a mile of Guildford town centre and London Road train station.

THE PROPERTY

With a garage in block the property the property is being sold with no chain and has the advantage of 'share of freehold'.

With an engineered oak floor from the hallway leading into the light bright 24ft x 19ft west facing open plan kitchen/living/dining room, the kitchen area has integrated appliances, eye/low level storage and composite work surfaces.

The central heating and hot water is powered by a modern gas condensing boiler

ANNUAL 2026/27 SERVICE CHARGE: £2400





THE GROUNDS

Set within mature grounds there is mostly lawn with a scattering of trees, shrubs and plants including access to a single end of block garage that has lighting and space in front to park including a useful raised internal storage platform.

From the road there is a driveway leading to areas for off street parking for residents on a first come basis.

SITUATION

Located on a peaceful residential street, 6 Highdene enjoys a prime position just a short walk from the heart of Guildford. This vibrant and historic town offers an exceptional lifestyle, with its cobbled High Street lined with boutique shops, cafés, and restaurants, alongside major retailers and cultural attractions such as the Yvonne Arnaud Theatre and G Live. Guildford's renowned farmers' market brings fresh local produce to the town centre each month, while the nearby Spectrum Leisure Centre, riverside walks, and access to the Surrey Hills Area of Outstanding Natural Beauty provide endless opportunities for recreation. With excellent transport links via Guildford and London Road stations, fast access to the A3 and M25, and a choice of outstanding schools within easy reach, this location perfectly balances convenience, character, and community.

GUILDFORD TOWN CENTRE | 0.9 miles

LONDON WATERLOO | From 37 minutes by train (Guildford mainline station)

GUILDFORD STATION | 1.4 miles

LONDON ROAD STATION | 0.5 miles

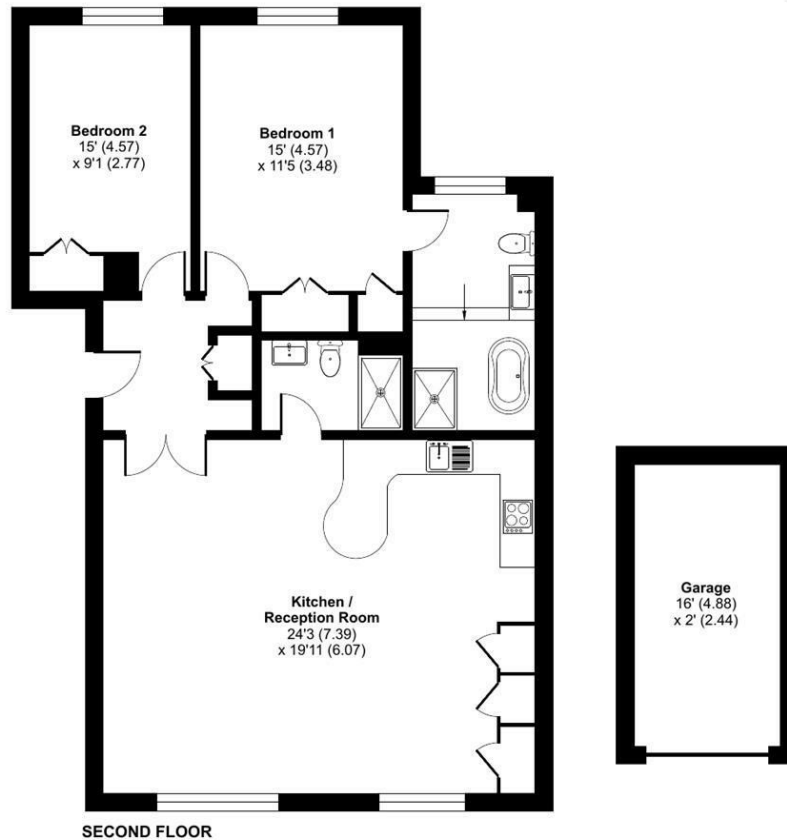
GODALMING | 5.4 miles

CENTRAL LONDON | 30 miles



Albury Road, Guildford, GU1

Approximate Area = 1039 sq ft / 96.5 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 1167 sq ft / 108.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1485232

LOCAL AUTHORITY

Guildford

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

16th July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG GUILDFORD OFFICE

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DIRECTIONS

Starting from Guildford High Street, head uphill past the shops and cafés until you reach the mini roundabout near G Live. Take the second exit onto Epsom Road and continue along this main route, passing through the traffic lights near Rogues Bar. Shortly after, look out for Albury Road on your right-hand side. Turn into Albury Road and continue up the road towards the end where Highdene is located on the left side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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