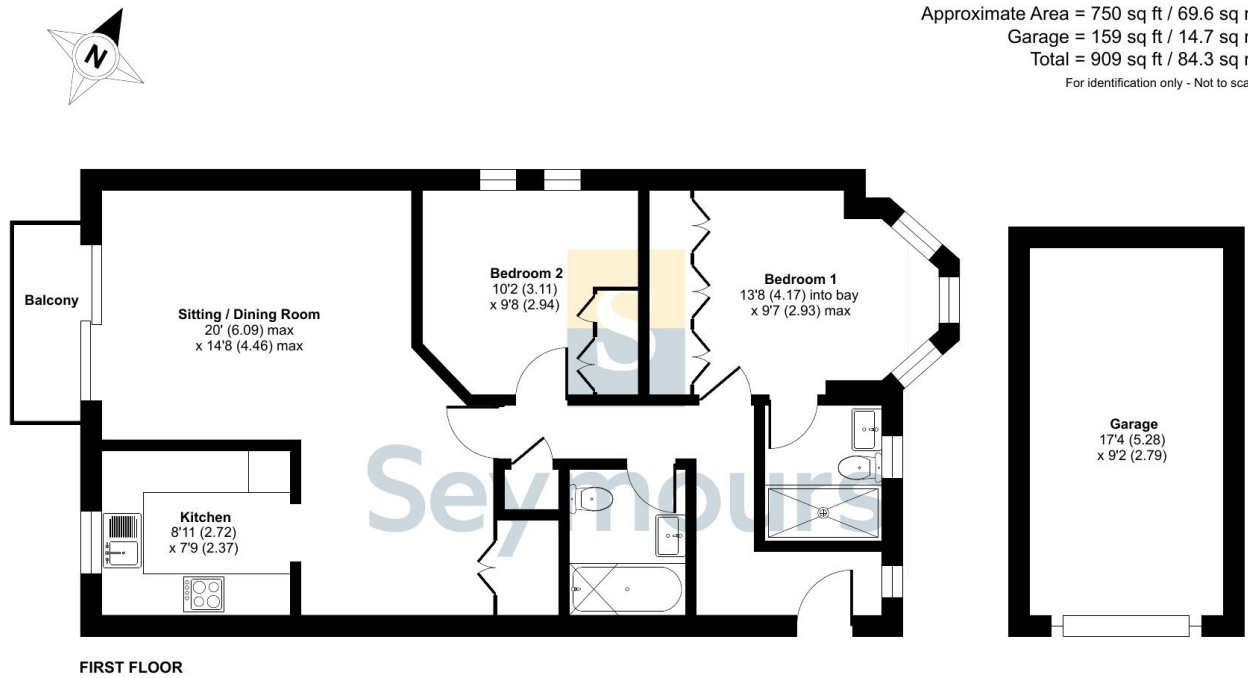


Albury Road, Guildford, GU1

Approximate Area = 750 sq ft / 69.6 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 909 sq ft / 84.3 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1497062



Seymours



4 Albury Heights, 8 Albury Road
Guildford, Surrey, GU1 2BT

£400,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating B
- 909 sq. ft
- London Road (Guildford) 0.5 miles
- No onward chain
- First floor apartment
- Secure communal entrance
- Balcony
- Communal garden
- One allocated parking space
- Located in the heart of Guildford
- Excellent transport links

No onward chain. A well-presented and spacious first floor apartment, forming part of the sought-after Albury Heights development, ideally positioned on the desirable Albury Road within easy reach of Guildford town centre and the mainline station. Offering well-balanced accommodation, a private balcony, garage, one allocated parking space and attractive communal grounds, this impressive apartment is ideal for those seeking a low-maintenance home in a prime location.

The apartment is accessed via a secure communal entrance with stairs to the first floor. A welcoming entrance hall provides useful storage and leads through to the generous sitting/dining room, an excellent open-plan living space with ample room for both seating and dining furniture. Sliding doors open directly onto a private covered balcony, creating a pleasant spot to sit and enjoy the leafy outlook over the communal gardens.

The separate kitchen has been stylishly refitted with a contemporary range of sleek base and wall units complemented by quality work surfaces and integrated Siemens appliances, providing a practical and modern cooking space.

The principal bedroom is a generous double room featuring a range of fitted wardrobes, attractive bay window and a modern en-suite shower room. The second bedroom is also a comfortable double with fitted wardrobes, making it equally suitable as a guest bedroom or home office. A contemporary family bathroom is fitted with a modern white suite including a bath with shower over, wash hand basin and WC.

Outside, the development is approached via a private driveway leading to well-maintained communal grounds with mature planting and residents' parking areas. The apartment further benefits from a private garage, one allocated parking space and enjoys a peaceful position with attractive views from the balcony across the landscaped surroundings.

Albury Road is one of Guildford's most sought-after residential addresses, conveniently situated within easy reach of the High Street, mainline railway station and the extensive shopping, leisure and dining facilities the town has to offer. Guildford provides excellent transport links, including rail services to London Waterloo in approximately 35-40 minutes, together with easy access to the A3, connecting to London, the M25 and the south coast.

Length of lease: 999 years from 25/03/1986
Service charge: £2,880 per annum
Ground rent: N/A

Transport Links

London Road (Guildford) 0.5 miles
Guildford 1.1 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Well-presented



Garage and one allocated parking space

