

# PELHAM COURT



# PELHAM COURT

GUILDFORD, SURREY, GU1 2BU

Stunning top floor, two bedroom apartment with parking situated on one of Guildford's premier roads in the town centre.

Available: 25th March 2024

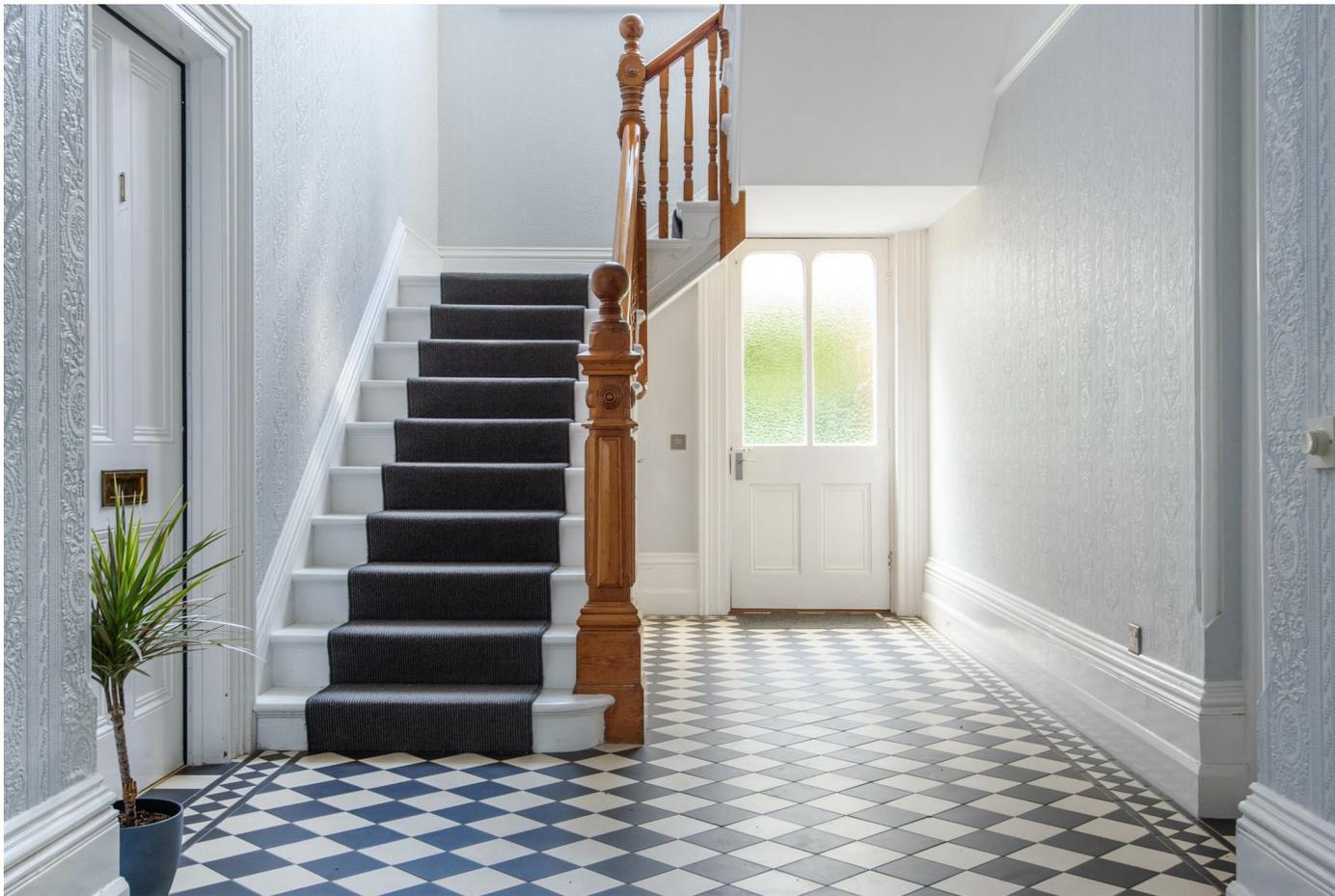
£1,700 PCM (Per Calendar Month)

Flat, 2 Bedroom, 1 Bathroom, 1 Reception,  
Unfurnished

## Key Features

- Two bedrooms
- Large bay fronted reception room
- Private storage shed
- Town centre location on a quiet road
- Off street parking
- Beautiful communal garden





## THE PROPERTY

### Description

The apartment is located on the top floor of the building and retains many character features, not least the high ceilings throughout. All of the windows have been replaced with high quality timber framed, double glazed sash units.

The front door opens into the hall, to the front is the large bay fronted living/dining room with fireplace. There is a kitchen with fridge, gas hob and electric oven. You will also find a bathroom with a shower over the bath. The master bedroom is at the rear of the apartment overlooking the garden and includes fitted wardrobes. There is also a cupboard with ample storage as well as a washing machine. There is a further second bedroom which does fit a double bed.

Outside, to the rear is a communal garden which is very well maintained and to the side is a private shed for further storage such as bicycles. There is a gate for side access.

To the front is off street parking for one vehicle.



## Location

Pelham Court is located on Albury Road, a quiet residential road only a short walk from the town centre and London Road train station. Pewley Downs are also within walking distance from the top of the road, with access to the Surrey Hills beyond.

## Available March

EPC band D

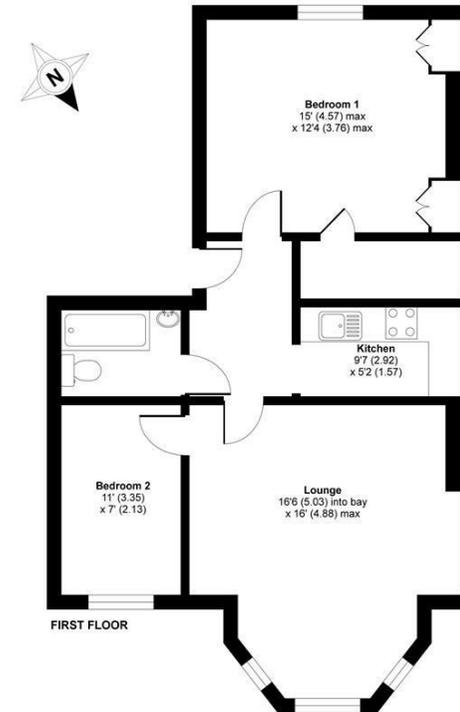
Guildford Borough Council tax band C: £2,026.96 (2024/25)

Holding deposit: £392



## Pelham Court, Albury Road, Guildford, GU1

Total = 693 sq ft / 64.38 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2021.  
Produced for Grantleys. REF: 700/026

## Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

