



# 11 Highdene

15 Albury Road, Guildford

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A well-presented, modern, first floor apartment, just moments from the heart of the riverside town

A light-filled apartment within a classic mid-century block, featuring three bedrooms and contemporary styling. Conveniently positioned to access a wealth of amenities and excellent communication links, the property benefits from a south-east facing balcony and a private garage.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE PARKING**



**COMMUNAL GARDEN**



**FREEHOLD/LEASEHOLD**



**TOWN**



**1,151 SQ FT**



**GUIDE PRICE  
£525,000**



### The property

A pleasing, contemporary and stylishly-appointed living environment is the hidden-gem within this ostensibly conventional, red-brick three-storey apartment block. Fresh, neutral décor creates a bright and airy ambience, with well-proportioned accommodation and smart-presentation providing a modern and relaxed home ideally-suited to 21st century lifestyles. The spacious, light-filled reception room has a double aspect with glazed sliding doors giving access to a balcony extending the inside to the outside setting. The layout of the room enables easy zoning to provide a comfortable seating space and a dining area, with the convenience of an adjacent kitchen. Fitted with a good range of high and low-level, wood-fronted cabinetry, the kitchen has attractive mosaic wall tiling and several integrated appliances.

The reception hall has two fitted cupboards providing storage of outdoor wear and a hide-away for household paraphernalia. The hallway gives access to the three bedrooms and a modern family bathroom,

which is fully-tiled and offers a shower over the bathtub. The principal bedroom provides a calm retreat, equipped with cupboard storage and benefitting from an en suite shower room with contemporary-presentation.





## Outside

Secluded beyond boundaries of evergreen hedging and majestic mature trees, Highdene is surrounded by well-maintained communal gardens which are mainly laid to lawn with planted borders and paved pathways offering a meander through the grounds. The balcony provides a sunny spot for al fresco dining or relaxing on terrace furniture whilst taking in the elevated position in this leafy residential setting with vista towards the 23-acre nature reserve. The property is approached via a length of driveway to the frontage and gives access to the garaging, where Number 11 has a private, allocated shelter for secure car parking.

## Location

Albury Road is conveniently situated within easy reach of the historic town centre of Guildford with its extensive range of retail, recreational and cultural amenities. There are numerous cafés, bars and restaurants providing venues for socialising, as well as entertainment at the Yvonne Arnaud Theatre, Electric and G Live. For sports enthusiasts, facilities are available at the Surrey Sports Park and The Spectrum

Sports Centre and golfers have access to courses at Clandon Regis, Sutton Green and Hurtmore Golf Clubs. The mainline station has direct trains to London and road-user have easy access to the A3, linking with the M25, whilst for travel further afield, London Heathrow and Gatwick Airports are within 23 miles distant. The Guildford area is renowned for its excellent range of state and independent schooling.



## Distances

- Guildford High Street 0.7 mile
- London Gatwick Airport 22 miles
- London Heathrow Airport 23 miles
- Central London 31 miles

## Nearby Stations

- London Road railway station
- Guildford railway station
- Shalford railway station

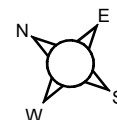
## Key Locations

- Guildford Castle
- Guildford Museum
- Pewley Down Nature Reserve
- Loseley Park (House & grounds)
- RHS Garden Wisley

## Nearby Schools

- Holy Trinity CofE Junior School
- Pewley Down School
- Tormead School
- Guildford High School
- George Abbott
- St Catherine's School in Bramley





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

House internal area  
Main House internal area 1,151 sq ft (107 sq m)  
Garage internal area 137 sq ft (13 sq m)  
Balcony external area 54 sq ft (5 sq m)  
Total internal area 1,288 sq ft (120 sq m)  
For identification purposes only.

## Directions

GU1 2BZ

///What3words:///nods.gives.ducks - brings you to the driveway

## General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

Council Tax: Band E

EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Lease: 999 years from 25th March 1982

Service charge: £2,100 per annum payable at the rate of £175 per month (2024)

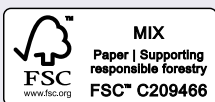
Tenure: Leasehold (share of Freehold)

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

[guildford@struttandparker.com](mailto:guildford@struttandparker.com)  
[struttandparker.com](https://struttandparker.com)



[guildford@struttandparker](https://www.guildford@struttandparker.com)

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