



Roding Close, Cranleigh, Surrey, GU6 8TE

Guide Price £260,000

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A well presented and spacious two bedroom ground floor retirement apartment situated within a popular development within close proximity of the idyllic village of Cranleigh.

This property is located within the beautiful grounds of Elmbridge Village with access to a restaurant/dining area, shop, library, coffee shop/bar and village hall with lots of activities available for all residents and all conveniently located within the development.

To the front of the property there is a small area of lawn with flower borders and an extended patio allowing more access to the front door. There is also an external cupboard. Inside the property the entrance hall allows access to the a walk in under stair cupboard and access to the living room.

The living room is a good size with large window allowing a lot of light into the room. The kitchen has double glazed windows and offers a range of base level and wall mounted wooden units with light surfaces including a free standing electric hob and oven, washing machine and tall standing fridge freezer.

To the rear of the property there is a small hall giving access to the bathroom, and two bedrooms. The bathroom is large and offers a sink, WC and bath with hand held shower. The bedrooms are both double in size with double glazed windows and offering built in storage cupboards and additional units. One of the bedrooms has a single patio door leading to a small patio area with access to the communal grounds and stunning view over the neighbouring fields.

The grounds are beautifully maintained with lots of colour, flower and tree borders and there are also some seating areas with in a short distance of the property. There is also a 24 hour emergency service, resident parking and garages may be available upon request and at cost.

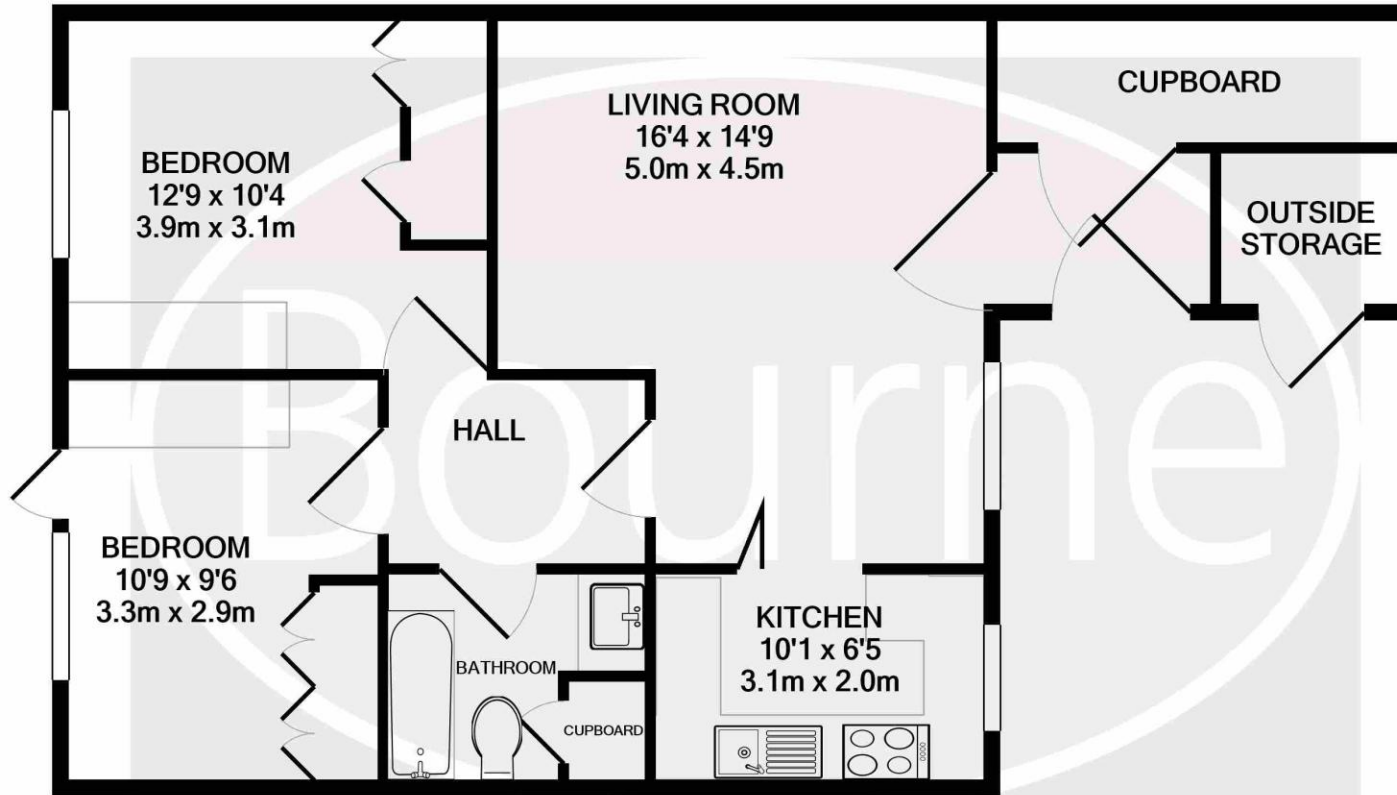
There is an Excellent restaurant in the main block, plus small shop, coffee and bar, library, village hall, launderette, and snooker room

This property is offered with no onward chain and viewings are highly recommended.

- *****NO ONWARD CHAIN*****
- **Ground Floor Apartment**
- **Recently Painted Throughout**
- **Communal Grounds**
- **24 hour Emergency Service**
- **Elmbridge Village**
- **Gas Central Heating**
- **Rear Patio Area**
- **Local Shop**
- **Restaurant/Dining Area**
- **Activities for residents**
- **Resident Parking Area**



Floor Plan



TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Cranleigh is reputedly the largest village in England and is mentioned in the Domesday Book. It is situated 8 miles south east of Godalming in Surrey and lies to the east of the A281 which links Guildford with Horsham; neighbouring villages include: Ewhurst, Dunsfold, Alfold and Hascombe. Cranleigh is a thriving community which is very popular with families and boasts a good selection of shopping and leisure facilities, with chain stores such as Marks and Spencer Simply Foods, Sainsburys, Boots, Co-op and WH Smiths together with many independent retailers, pubs, hairdressers, library, doctors, dentists, coffee shops, restaurants, village hall and Arts Centre, there is also a popular weekly market.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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