



ESTATE AGENTS



Abbey Close, Cranleigh, Surrey, GU6 8TP

Guide Price £180,000

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A spacious and well presented two bedroom retirement apartment located on the first floor with stairlift and secure door entry system. This property is situated within the popular development of Elmbridge Village and within close proximity of the idyllic village of Cranleigh.

This property is situated within beautiful grounds 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 an external cupboard and main door to the apartment. Inside the property there is a stairlift with secure door entry system and a cupboard on the first floor. The living room is a good size with large window allowing a lot of light into the room and feature fireplace. The kitchen offers a range of base level and wall mounted units including a four ring electric hob and electric oven, integrated tall standing fridge freezer.

To the rear of the property there is a small hall giving access to the bathroom which has a shower cubicle also, WC and wash hand basin. There are also two double bedrooms both with built in storage.

The communal grounds are beautifully maintained with seating area directly in front 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, and snooker room. There is a hairdressers in the complex and also a laundrette located opposite.

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

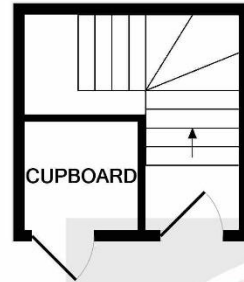
- *****FIRST FLOOR APARTMENT*****
- Stairlift
- Two Bedrooms
- Communal Grounds
- 24 hour Emergency Service
- Elmbridge Village
- Gas Central Heating
- Spacious Accommodation
- Local Amenities
- Hairdresser In The Complex
- Viewing Highly Recommended



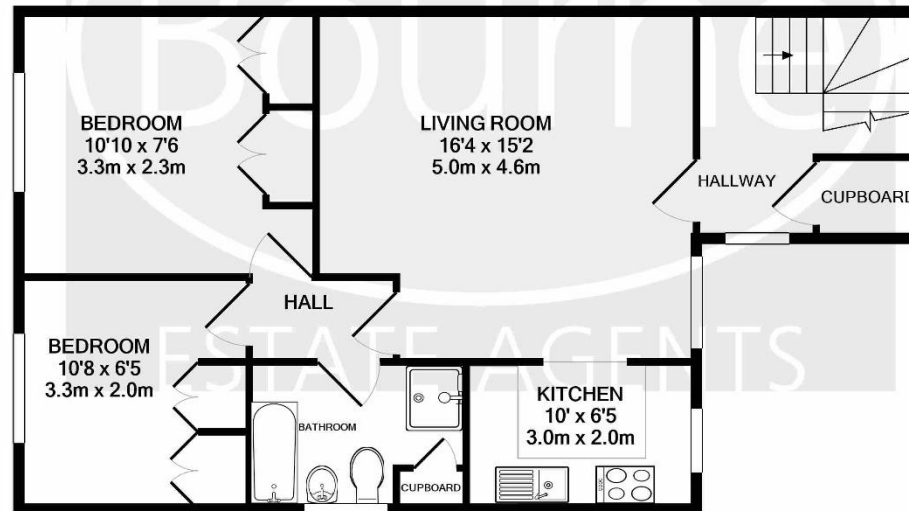
Floor Plan

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 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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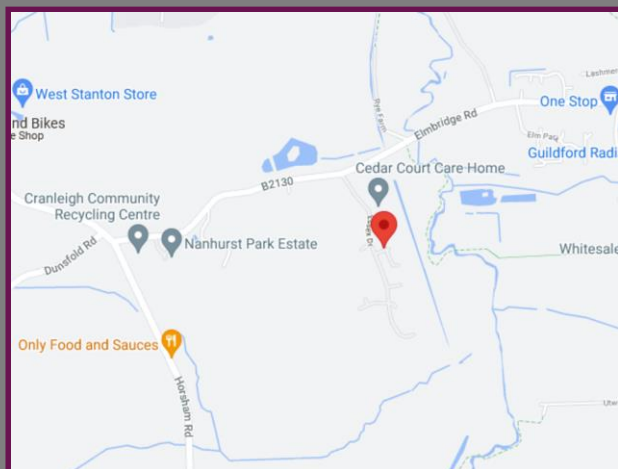
GROUND FLOOR
APPROX. FLOOR
AREA 96 SQ.FT.
(8.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)

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		
55-68	D	59 D	65 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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