



Fish & Chips

KJ Hair Design

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KJ Hair Design

amplifon

11a High Street

Bramley Surrey GU5 0HF

Asking Price: £367,500 Leasehold





- High Street Location
- Spacious Accommodation (1121sqft)
- Easy Access by Car to Godalming & Guildford
- 17ft x 14ft Bay Fronted Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Communal Courtyard Area
- Private Parking for Two Cars



An extremely characterful and spacious Victorian split level apartment offering bright and adaptable accommodation that includes a fabulous sitting/dining room, fitted kitchen/breakfast room, two double bedrooms and bathroom. There is also a shared outside courtyard area and private parking for two cars. The property is conveniently located above shops in Bramley High Street with its excellent local shops and amenities. The town centres of Guildford and Godalming lie approximately 3.2 miles and 3.5 miles and offer a comprehensive range of shopping, leisure, and recreational facilities and main line stations to Waterloo.





11A

10A

FOR RENT
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Guildford Main Line Station – 3.6 miles (Waterloo approx. 40 mins)

Godalming High Street – 3.6 miles

A3 – 4.4 miles M25 – 11.8 miles M3 – 16.8 miles

Council Tax Band - D Payable - £1,982.13 (2023/2024)

Lease Term – 125 years from 25/12/2001

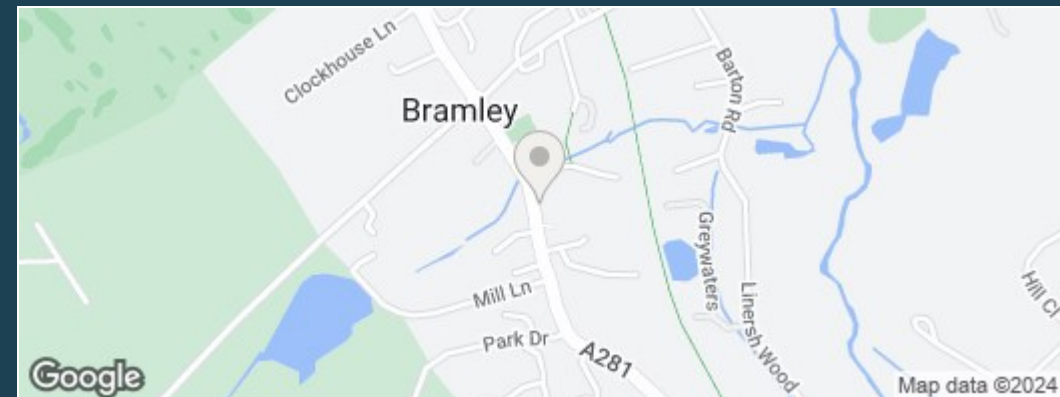
Maintenance – Shared Ground Rent – £50

Energy Efficiency Rating F

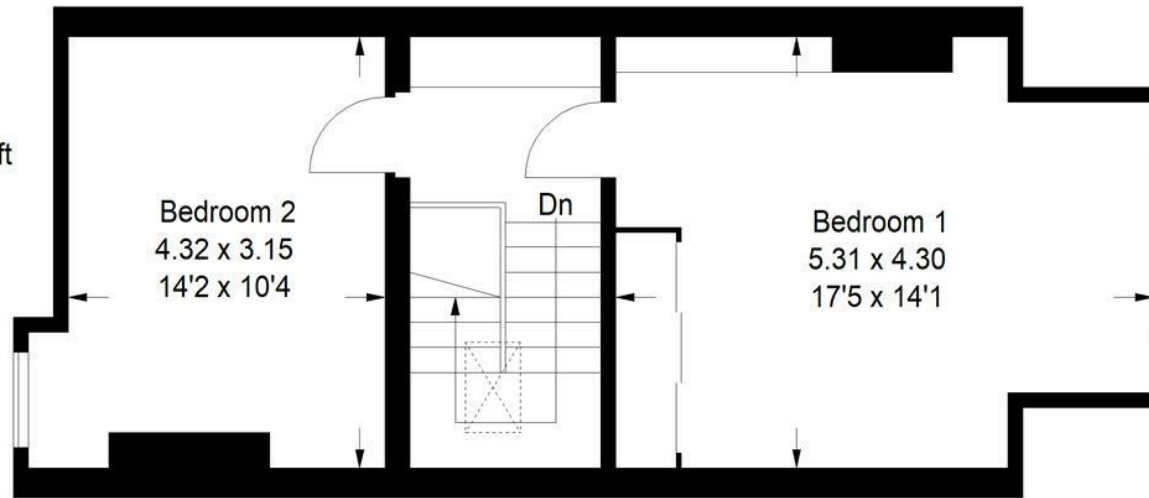
Council Tax Band - C - £1,982.13 (2023/24)



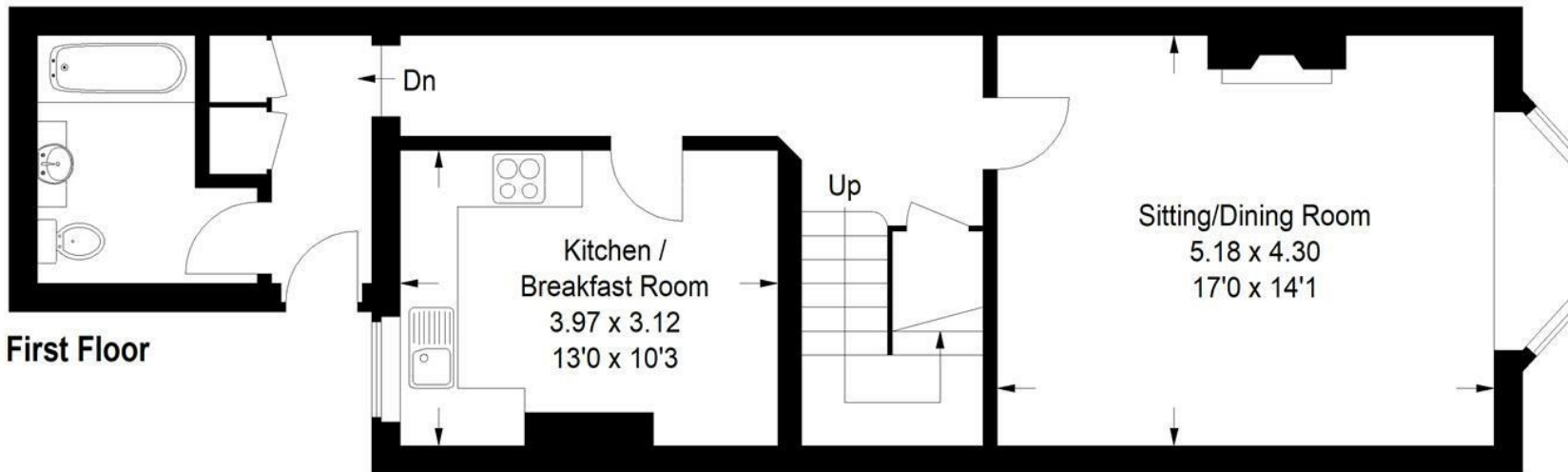
Directions: Travelling from Shalford village proceed southwards on the A281 for approximately 1.3 miles and on entering the village of Bramley continue straight ahead at the mini roundabout into the High Street continue past Windrush Close on your left hand side then take the next turning on your left opposite Travel Dreams Travel Agent and just before the Library turning. Flat 11a is then accessed at the rear of the shops.



Approximate Gross Internal Area
 First Floor = 59.3 sq m / 638 sq ft
 Second Floor = 44.9 sq m / 483 sq ft
 Total = 104.2 sq m / 1121 sq ft



Second Floor



First Floor

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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

 PrimeLocation.com



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

