

ELMBRIDGE ROAD



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CRANLEIGH, SURREY, GU6 8JX

Set within a sought-after location close to the heart of Cranleigh village, this charming and generously proportioned two bedroom apartment offers over 1,000 sq ft of versatile living space.

Available: 27th September 2025

£1,550 Per Month (Per Calendar Month)

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

Key Features

- Set of over 6 acres of lovely parkland grounds
- Edge of the village location
- 15 minutes drive to Guildford, Godalming or Horsham
- Rail stations at Shalford, Guildford, Farncombe, Godalming, Billingshurst
- Two bedrooms
- Two bathrooms





THE PROPERTY

Description

The property opens into a welcoming hallway which leads through to a bright and spacious living room, an impressive space with dual aspects and direct access to the garden – ideal for entertaining or relaxing. The kitchen is well-presented and offers a practical layout with modern appliances.

The principal bedroom is particularly generous, with views over the communal grounds, fitted storage and an en-suite bathroom. The second double bedroom is also a good size. You will also find a second modern bathroom with a separate shower.

Outside, the property benefits from a private patio, providing a lovely setting for outdoor dining or gardening, leading onto 6.9 acres of parkland with fenced pond, these are fully maintained by contract gardeners and available to residents (excepting the area immediately adjacent to all ground floor apartments). Refuse bins and recycling facilities are adjacent to the front communal parking area.



Located on Elmbridge Road, the property is just a short distance from Cranleigh's vibrant High Street with its wide range of shops, cafés, and local amenities, as well as excellent schools and transport links.

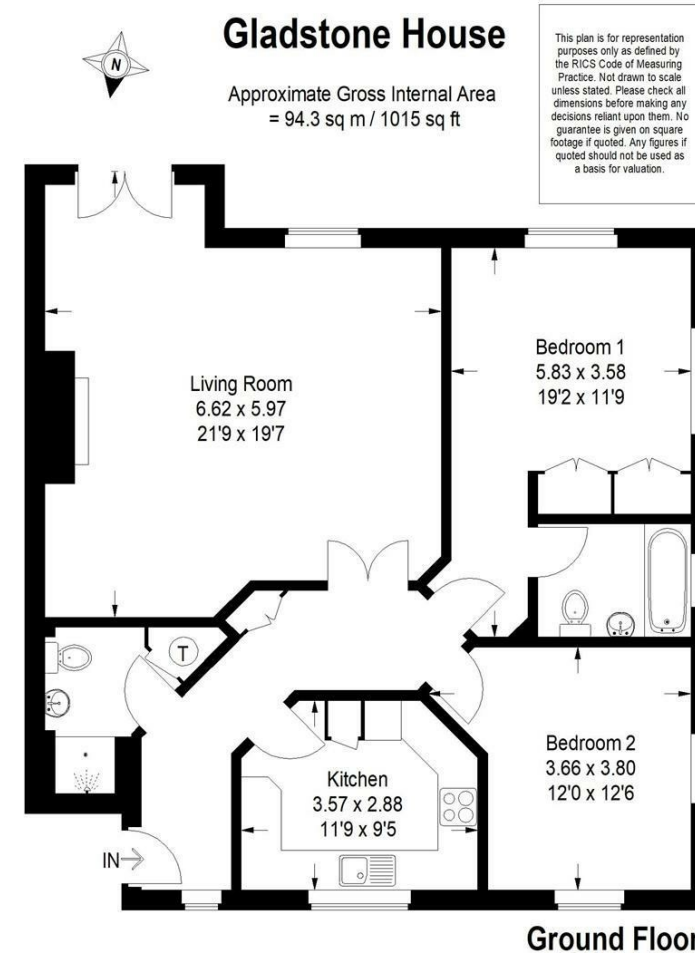
Available in September

Holding deposit £392

EPC Rating C

Waverley Borough Council Tax Band F

£100 charge per month for drainage, gardening and cleaning of external windows



Guildford

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