



16 Bramley Grange, Horsham Road, Bramley

CLARKE  GAMMON
WELLERS

16 Bramley Grange

BRAMLEY, GUILDFORD SURREY GU5 0ES

MASTER BEDROOM WITH
ENSUITE
SECOND DOUBLE BEDROOM
FITTED KITCHEN
FAMILY BATHROOM
UNDERFLOOR HEATING
THREE BALCONIES

COMMUNAL GROUNDS
UNDERGROUND PARKING
SPACE
INDOOR SWIMMING POOL
FOR USE BY OWNERS
EXCLUSIVELY FOR PEOPLE
AGED OVER 55



An opportunity to acquire this spacious two bedroom apartment, situated in Bramley Village just south of Guildford in a highly sought after location with travel links and local shops nearby. Exclusively for people aged over 55.

THE PROPERTY

The property is a well-appointed first floor apartment with flexible accommodation.

Stairs lead from the communal hallway to the first floor landing giving access to apartment.

From the apartment's hallway access is granted to one of three balconies, along with access to all of the principal rooms. The sitting room is spacious and enjoys pleasant aspects of the communal grounds via the second balcony; access is gained to the dining room via the sitting room. The kitchen is modern in style with tiled flooring, granite worktops and houses integrated appliances.

The master bedroom benefits from an ensuite shower room and built in storage. Bedroom two provides a further double bedroom with built in storage and access to the third balcony; it is served by a separate bathroom.



GARDEN AND GROUNDS

The property and communal landscaped grounds are managed and services include maintenance of the building, window cleaning, gardening, insurance and a personal emergency alarm system within the apartment. There is also a heated indoor swimming pool exclusively for the use of owners and their guests and extensive grounds. The apartment also benefits from a secure underground parking space.

SITUATION

Bramley High Street is just 100 yards away from Bramley Grange and has shops and services for everyday requirements, as well as a number of good pubs and restaurants in the village. It is located in a Conservation Area and is designated as an Area of Outstanding Natural Beauty.

Situated close to Guildford, the location provides fantastic access to all local amenities on the historic Guildford high street, such as Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre, Guildford House Gallery and GLive. Accessibility to London is also made easy with a fast and frequent service. There is easy access to the A3 and M25 with Heathrow and Gatwick international airports both being within a 45 minute drive.

GUILDFORD HIGH STREET 4 MILES

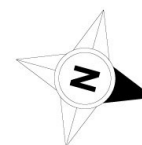
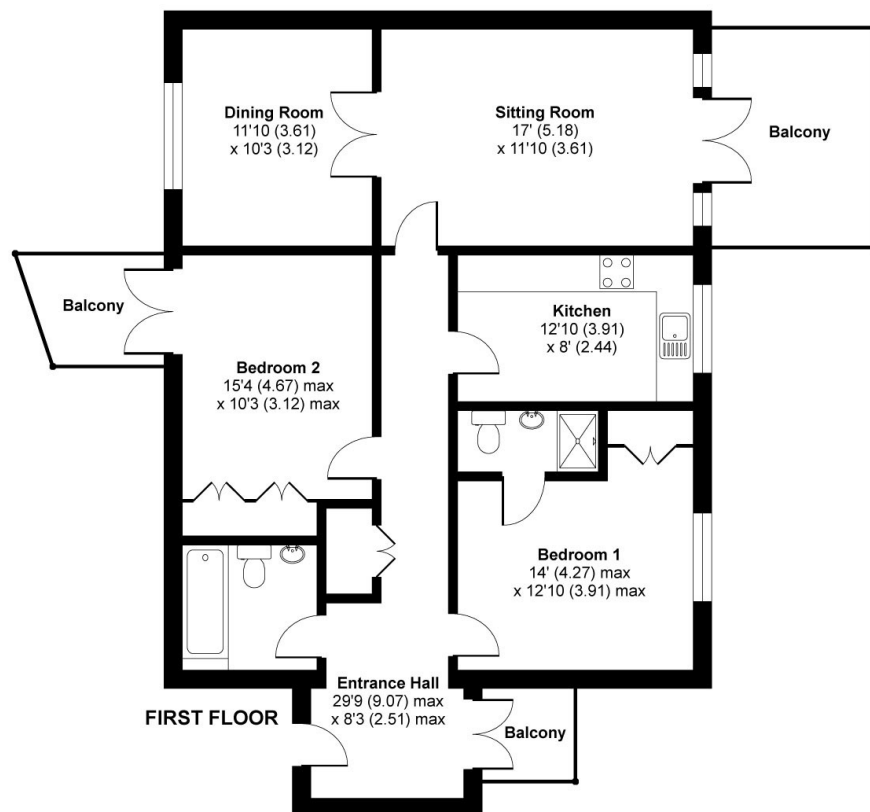
GUILDFORD TRAIN STATION 3.3 MILES
LONDON WATERLOO 37 MINUTES BY TRAIN

GODALMING TRAIN STATION 4.1 MILES
LONDON WATERLOO 49 MINUTES BY TRAIN

CENTRAL LONDON 35.3 MILES

Horsham Road, Bramley, Guildford, GU5

APPROX. GROSS INTERNAL FLOOR AREA 1032 SQ FT 95.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS

From Guildford take the A281 south through Shalford and on to Bramley. Pass Foxburrow Hill Road on your right and then the turning to Bramley Golf Course. Continue down the Horsham Road passing Clockhouse Lane on your right. The next turning right is into Bramley Grange just before the mini roundabout.

VIEWINGS BY APPOINTMENT ONLY

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F. Council tax for 2018/19: £2,671.49

SERVICES

All mains services connected

Energy Efficiency Rating



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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SHERE OFFICE
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HASLEMERE OFFICE
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