



**1 Coves House, 51 Horsham Road, Cranleigh**

**£595,000 - Leasehold**



**Ready to occupy \* No chain \* 2 Double bedrooms, 2 Shower Rooms (1 En-Suite)  
 Open plan Kitchen/Living/Dining Room \* Neff, Bosch and Fisher & Paykel appliances  
 Short distance from village centre \* Private terrace \* Communal lounge and other facilities  
 Exclusively for the Over 65's \* EPC Rating: B**

Cranleigh Coves is a new luxury development created exclusively for those enjoying life over 65s, situated a short distance from Cranleigh High Street. This 2 bedroom Ground Floor Apartment includes a principal bedroom with en-suite, a second double bedroom, separate shower room and open plan Kitchen/Living/Dining room. There is also a private terrace. All apartments enjoy the use of a communal lounge and gardens and have allocated parking. Please contact us to arrange a viewing and learn more about this wonderful new development. Please note some images are of the show unit and for indicative purposes only.



**APARTMENT 01**

**TOTAL FLOOR AREA**  
 90.44 M2      973 FT2

**DIMENSIONS**

KITCHEN/LIVING/DINING	779M X 4.58M	25'6" X 15'0"
BEDROOM 1	3.82M X 3.52M	12'6" X 11'6"
BEDROOM 2	3.82M X 2.85M	12'6" X 9'4"
EN-SUITE	2.30M X 2.10M	7'6" X 6'10"
SHOWER ROOM	1.80M X 2.30M	5'10" X 7'6"
UTILITY	1.91M X 0.84M	6'3" X 2'9"
TERRACE	1.40M X 3.06M	4'7" X 10'0"

**KEY**

B	BOILER
ST	STORE
W	WARDROBE
WD	WASHER DRYER

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

