



**Apartment 27 Manns Lodge
Victoria Road, Cranleigh
£589,950 - Leasehold**



Retirement apartment in central village location * Landscaped communal gardens * 24 hour call centre support system * Owners' Lounge with coffee bar * Guest Suite for friends and family * Energy efficient and economical heating * Friendly Lodge Manager on hand Monday to Friday * Secure camera entry system * Lease: 999 yrs *

ELECTRICAL LEGEND	
	CEILING LIGHT - PENDANT
	CEILING LIGHT - BULKHEAD
	WALL LIGHT
	SWITCH HOLDER WITH DOOR ACTIVATED SWITCH
	CEILING LIGHT - RECESSED IN FALSE CEILING
	KITCHEN WALL UNIT DOWN LIGHTING
	SINGLE ON EDISON SWITCHED SOCKET OUTLET SET AT 750mm AFF.
	SINGLE ON EDISON SWITCHED SOCKET OUTLET SET AT 1130mm AFF.
	SOCKET OUTLET WITH REMOTE FUSED SWITCH FOR FIREPLACE
	COCKER CONTROL UNIT WITH SWITCHED SOCKET OUTLET
	SOCKET OUTLET WITH REMOTE SWITCH FLEX OUTLET PLATE WITH REMOTE SWITCH
	COMBINED TV & VHF/DAB RADIO AERIAL SOCKET
	HEATER
	HEATED TOWEL RAIL
	SPEECH MODULE
	SMOKE ALARM HUSH BUTTON
	HOT WATER CONTROL
	SMOKE / HEAT DETECTOR WITH SOUNDBERS
	SHOWER/BATHROOM CALL POINTS
	PASSIVE INFRA-RED DETECTOR
	WALL MOUNTED EXTRACT FAN
	CEILING MOUNTED EXTRACT FAN
	ST TELEPHONE SOCKET
	2 WAY ETHERNET POINT
	ISOLATOR SWITCH
	HEATED TOWEL RAIL ISOLATOR SWITCH
	DOOR BELL BUTTON
	DOOR BELL SOUNDER

APARTMENT 27 AREA :-
69.70 m2
750.2 ft2
 measured to finished plasterboard faces disregarding inner walls

Important notice. This specification is intended for illustration purposes only and may change as a result of our policy of continuous product development, consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by Order made under The Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or warranty.

KEY PLAN FIRST FLOOR

DATE: / /
 PRICE: £ ,
 SIGNATURE: _____

Churchill

Retirement Living

Project Title:

Proposed Retirement Living Apartments
 Manns Department Store
 Cranleigh
 GU6 8AY
 Flat 27

Scale:	Date:	Drawn:	Checked:
1:50	June 23	RH	JFC
Drawing No:		Revision:	
CRL:20084CL:327			
Plot Date:			

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Living	Width 9'-11" [3010] max	Length 20'-3" [6180] max
Kitchen	Width 8'-2" [2495] max	Length 8'-2" [2480] max
Shower Room	Width 5'-7" [1705] max	Length 6'-11" [2100] max
Bathroom	Width 8'-0" [2486] max	Length 6'-9" [2065] max
Walk in Wardrobe	Width 5'-0" [1520] max	Length 7'-3" [2215] max
Bedroom 1	Width 9'-7" [2930] max	Length 12'-2" [3700] max
Bedroom 2	Width 9'-5" [2865] max	Length 11'-6" [3510] max

← 7'-8" [2325] → Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specifications without notice.

SALES

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.

