



**9, Eastwood Lodge**  
**Eastwood Road, Bramley, GU5 0EL**  
**Asking Price: £119,000 Leasehold**

**ROGER COUPE**  
*your local property experts*

1991-2021  
**30**  
YEARS

**\* First floor retirement apartment \* Beautifully presented throughout \***  
**\* Modern refitted kitchen and shower room \* Double glazed windows \***  
**\* Centrally located within the village \* Communal gardens \* Residents parking \* EPC Rating: D \***

**A particularly well presented and updated first floor retirement apartment situated in the heart of this popular village. The property is situated in communal grounds with pleasantly landscaped gardens and seating areas and has residents parking. The property itself comprises of a one bedroom apartment, a well appointed bright and airy double aspect living room with dining area, which is open plan to a modern fitted kitchen with a comprehensive range of white units under timber work surfaces. There is a double bedroom and a modern fitted shower room. There is a good amount of storage and heating is via modern thermostatically controlled electric radiators and double glazed windows. We highly recommend a visit to fully appreciate this well presented retirement property.**

Residents of Bramley benefit from an attractive village location just a few miles from Guildford for mainline train services to London. It has a range of shops and eateries including a general store, newsagent and post office, library, chemist, garage, tea rooms, restaurant and several pubs. Bramley is home to an early year and infant school, St. Catherines School for girls and is within easy reach of other well regarded private and state schools. Guildford offers everything you would expect from a county town, an array of shops and restaurants, theatres, sports and leisure facilities and cultural attractions. The A3 provides access to London, the south coast and the M25 for Gatwick and Heathrow.

**~ Accommodation ~**

**Entrance Hall: ~ Kitchen: 10' 8" x 9' 5" (3.24m x 2.87m) ~ Sitting/Dining Room: 15' 6" x 11' 3" (4.72m x 3.43m) ~ Bedroom: 11' 4" x 10' 11" (3.45m x 3.34m)**  
**Shower Room**

**Lease details:** 189 years from 1989

**Service charge:** £1,260 per annum

**Directions:**

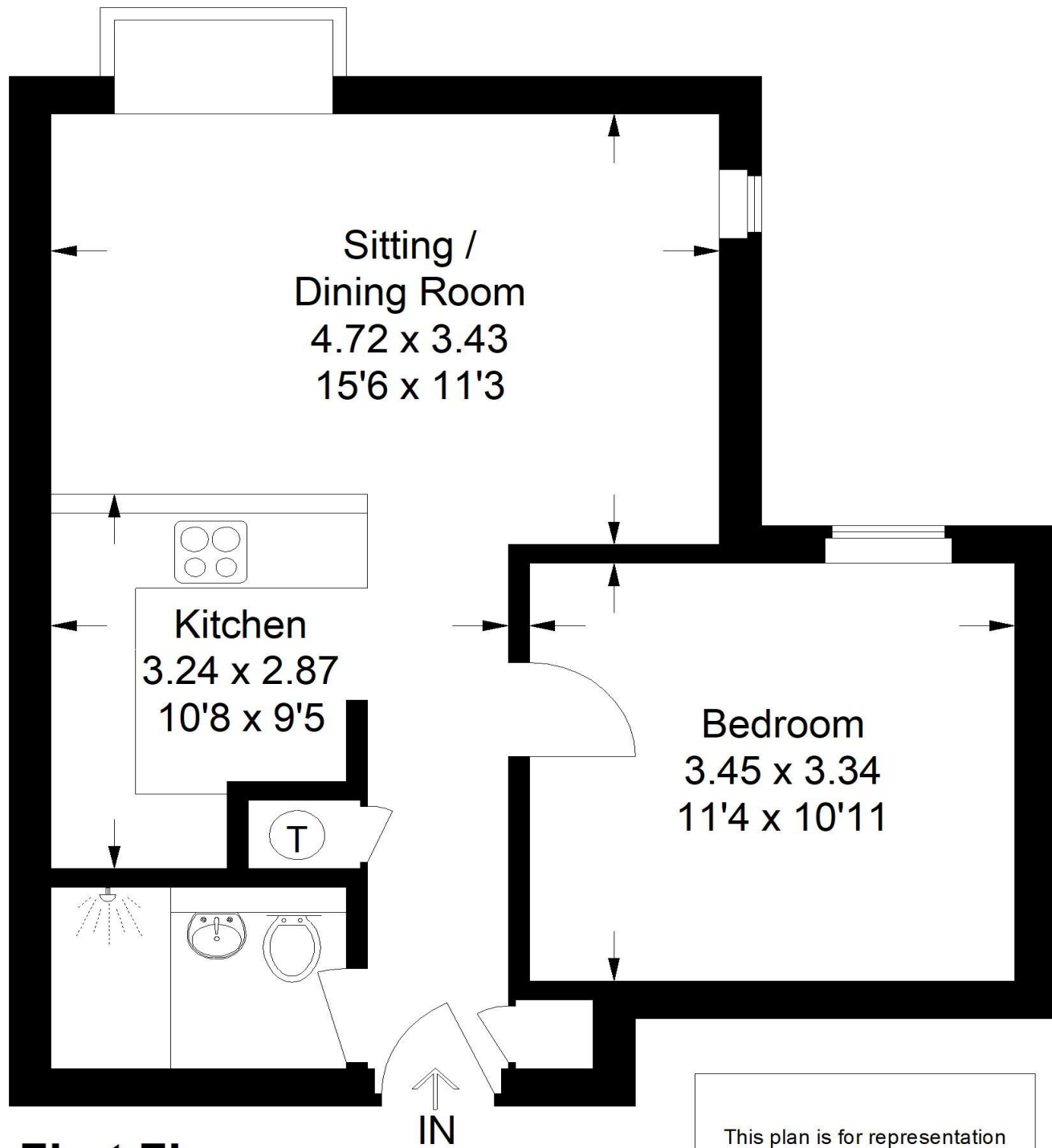
From our office turn right into the High Street and proceed over two mini roundabouts to the roundabout after the cricket ground on right. Continue over roundabout towards Guildford and after approximately two miles turn left at Gaston Gate roundabout signposted Bramley. At the junction with the A281 turn right towards Bramley. On entering the village, continue through the village centre and turn right at the mini roundabout into Station Road. After a short distance, take the first right turning into a driveway signposted Eastwood Lodges.

**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.

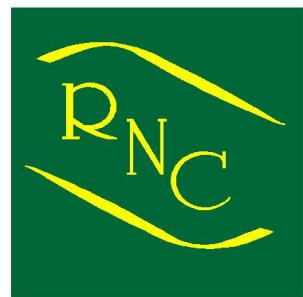
**Local Authority:** Waverley Borough Council. **Tax Band:** C

# Eastwood Lodge, Bramley

Approximate Gross Internal Area = 42.9 sq m / 462 sq ft



First Floor



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.





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ESTATE AGENT  
Est. 1991

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