



**15 Hesketh Close,
Cranleigh, GU6 7JB
Asking Price: £230,000 Leasehold**

ROGER COUPE
your local property experts



*** Two Bedroom Retirement Apartment * Ground Floor * Modern Kitchen and Shower Room ***

*** Freshly decorated throughout * New Carpets ***

*** Communal Grounds * No onward chain * Single garage in block * EPC Rating:C ***

This bright and sunny ground floor two bedroom apartment is situated in the heart of this popular retirement development, which is within a short level walk of the High Street. The property has a bright and airy sitting room with sliding doors onto a small patio enjoying a southerly aspect, modern kitchen, two double bedrooms and modern shower room. There is a good sized double storage cupboard and a linen cupboard in the hallway, built in wardrobe cupboards in both bedrooms and a modern gas fired boiler. There are newly laid carpets throughout and the property has been freshly re-decorated. Within the development there is a lovely conservatory/morning room with tea and coffee making facilities, communal laundry room with washing machines and tumble driers and there is a guest flat that can be booked for visitors.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Entrance Hallway: ~ Sitting Room: 19' 2" x 14' 4" (5.85m x 4.38m) ~ Kitchen: 7' 11" x 7' 9" (2.42m x 2.36m) ~ Bedroom One: 12' 2" x 10' 10" (3.71m x 3.30m)
Bedroom Two: 12' 2" x 8' 0" (3.72m x 2.45m) ~ Bathroom**

Services: Mains drainage, gas and electric

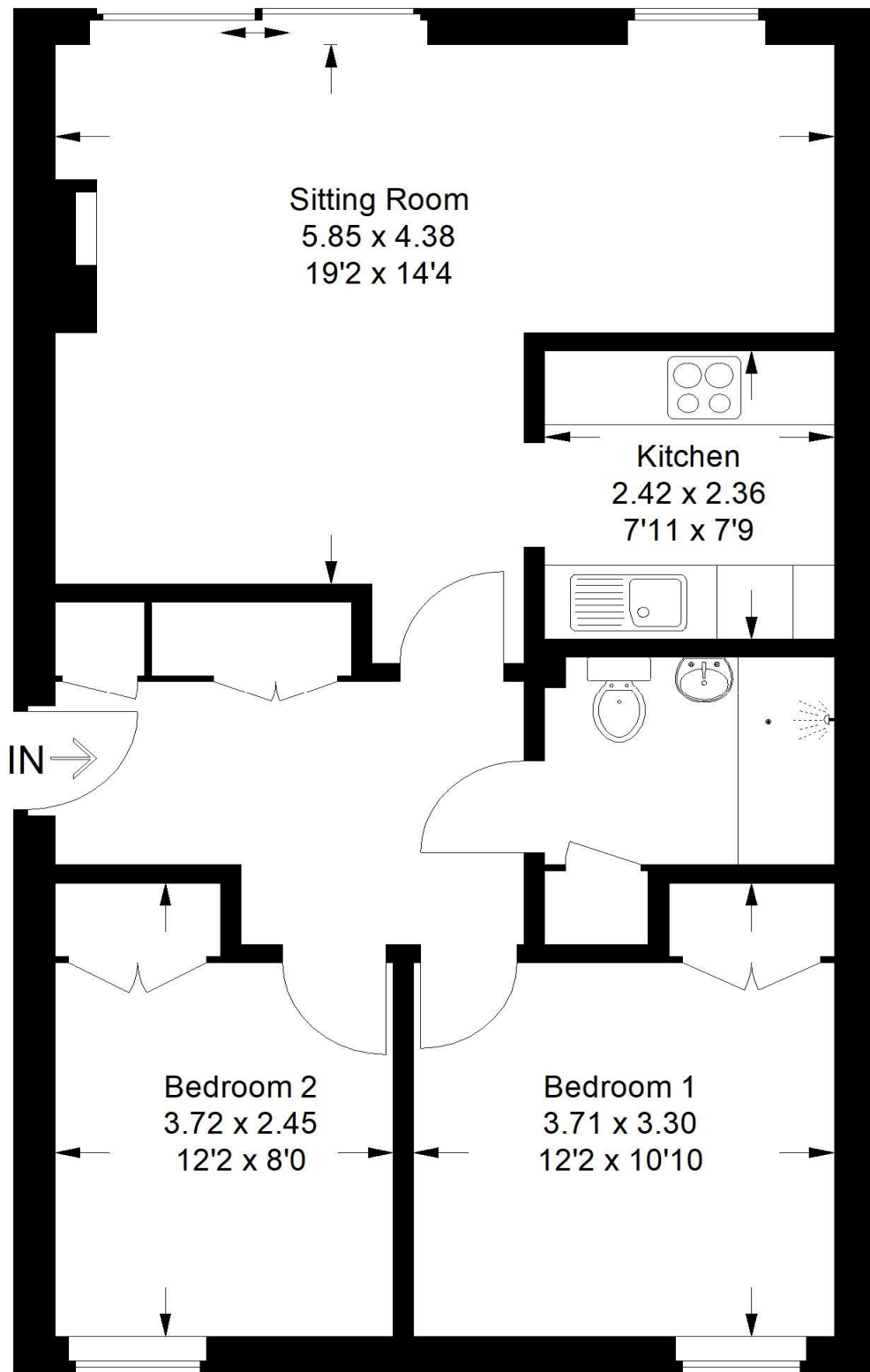
Lease details: A new lease is created for each new occupier ~ Service charge: £4,588.25 p.a.

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and take the second turning right into New Park Road, then first right into Bridge Road and Hesketh Close will be found on the left and Number 15 is on the right. There is parking on the left as you enter the development.

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



Hesketh Close

Approximate Gross
Internal Area
60.5 sq m / 651 sq ft



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.

Ground Floor





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com