



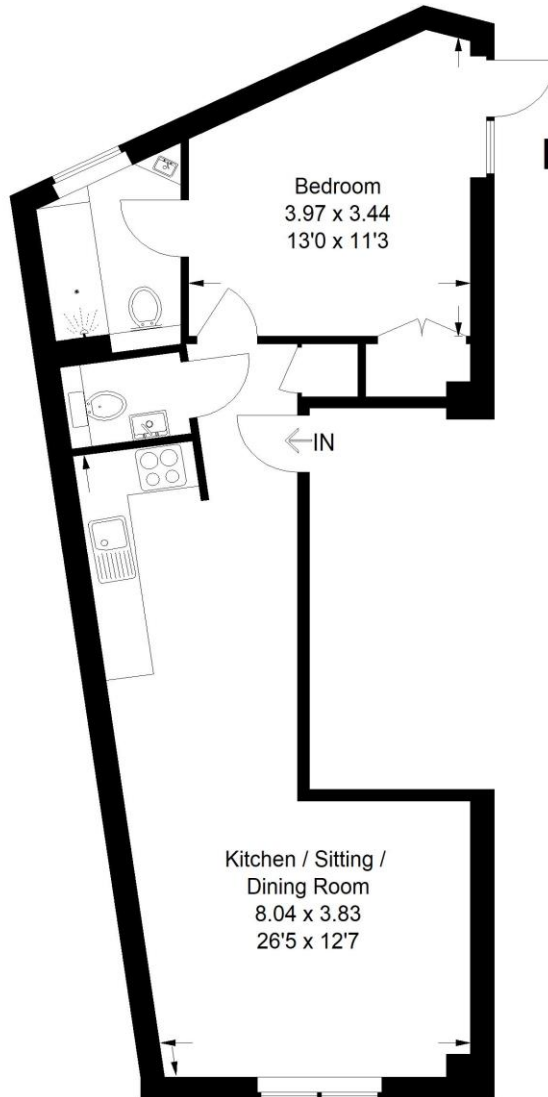
2 Exeter House, Tylers Court, Cranleigh

£225,000 - Leasehold



**Newly converted ground floor apartment * Convenient central village location
Fully fitted kitchen with integrated appliances * Double bedroom with en-suite
Private courtyard * Allocated parking * 10 Year ICW structural warranty
EPC Rating: TBC * New 125 Year Lease**

A stylish newly converted ground floor apartment situated right in the heart of this sought after village boasting a private courtyard area and a parking space. The apartment benefits from a large open plan living/dining space opening to a contemporary new kitchen with integrated appliances. The generous double bedroom features built in wardrobe cupboards and an en-suite shower room. A great first time buy, or investment property. Property features a new 125 year lease. 10 Year structural warranty.



Flat 2 Exeter House, Cranleigh

Approximate Gross
Internal Area :
48.7 sq m / 524 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

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.

