



### 3 Exeter House, Tylers Court, Cranleigh

£300,000 - Leasehold



**Newly converted spacious first floor apartment \* Convenient central village location  
Open plan living including fully integrated kitchen with appliances \* Two double bedrooms  
Two shower rooms \* Parking space \* 10 Year ICW structural warranty  
EPC Rating: TBC \* New 125 Year Lease**

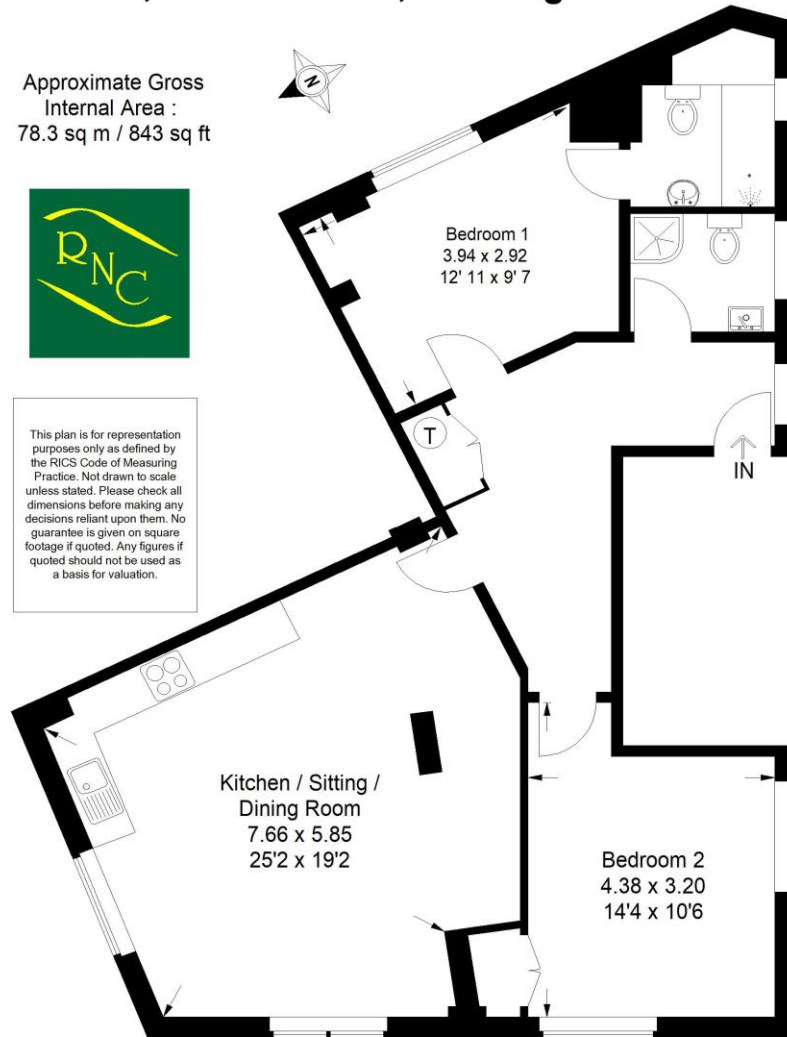
A particularly spacious newly converted first floor apartment situated right in the heart of this sought after village benefitting from a new 125 year lease and a parking space. The apartment comprises a large open plan living/dining space opening to a stylish new kitchen with integrated appliances. There are two double bedrooms, one featuring built in wardrobe cupboards, whilst the other features an en-suite shower room. A further shower room completes the accommodation. A great first time buy, or investment property. 10 Year structural warranty.

**Flat 3, Exeter House, Cranleigh**

Approximate Gross  
Internal Area :  
78.3 sq m / 843 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.



**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.

