



**1 Hesketh Close,
Cranleigh, GU6 7JB
Asking Price: £107,000 Leasehold**

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ESTATE AGENT
Est. 1991

*** Ground floor retirement apartment * Bright and airy 19ft living room * Kitchen *
* Bathroom * Freshly decorated throughout * New carpets * Warden assisted and emergency call system *
* New 99 year lease created upon purchase * EPC Rating: C ***

For a 70% share, this one bedroom ground floor retirement apartment is situated in the heart of this popular development for the over 60s and is a level walk to the village centre. The accommodation comprises of communal entrance hall leading to the apartment where there is an entrance hall with double storage cupboards, good sized bright and airy living room with sliding patio doors to a paved patio area, enjoying a southerly aspect. There is a kitchen, double bedroom with fitted wardrobe cupboards and a bathroom. The property has just been redecorated throughout and also benefits from newly fitted carpets, gas fired heating, double glazing and emergency call system. There is an on site estate manager, laundry facility and guest bedroom suite that can be hired at a nominal cost for guests. The communal gardens are a lovely feature of the development, being attractively arranged with lawns and outside seating area of the communal conservatory, where there are tea and coffee making facilities. There is also ample resident parking.

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, 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 Hall: ~ Living Room: 19' 2" x 13' 0" (5.83m x 3.95m) ~ Kitchen: 7' 9" x 7' 9" (2.36m x 2.37m) ~ Bedroom: 11' 7" x 11' 5" (3.53m x 3.47m)
Bathroom**

Service Charge: £3,333.88 per annum

Directions:

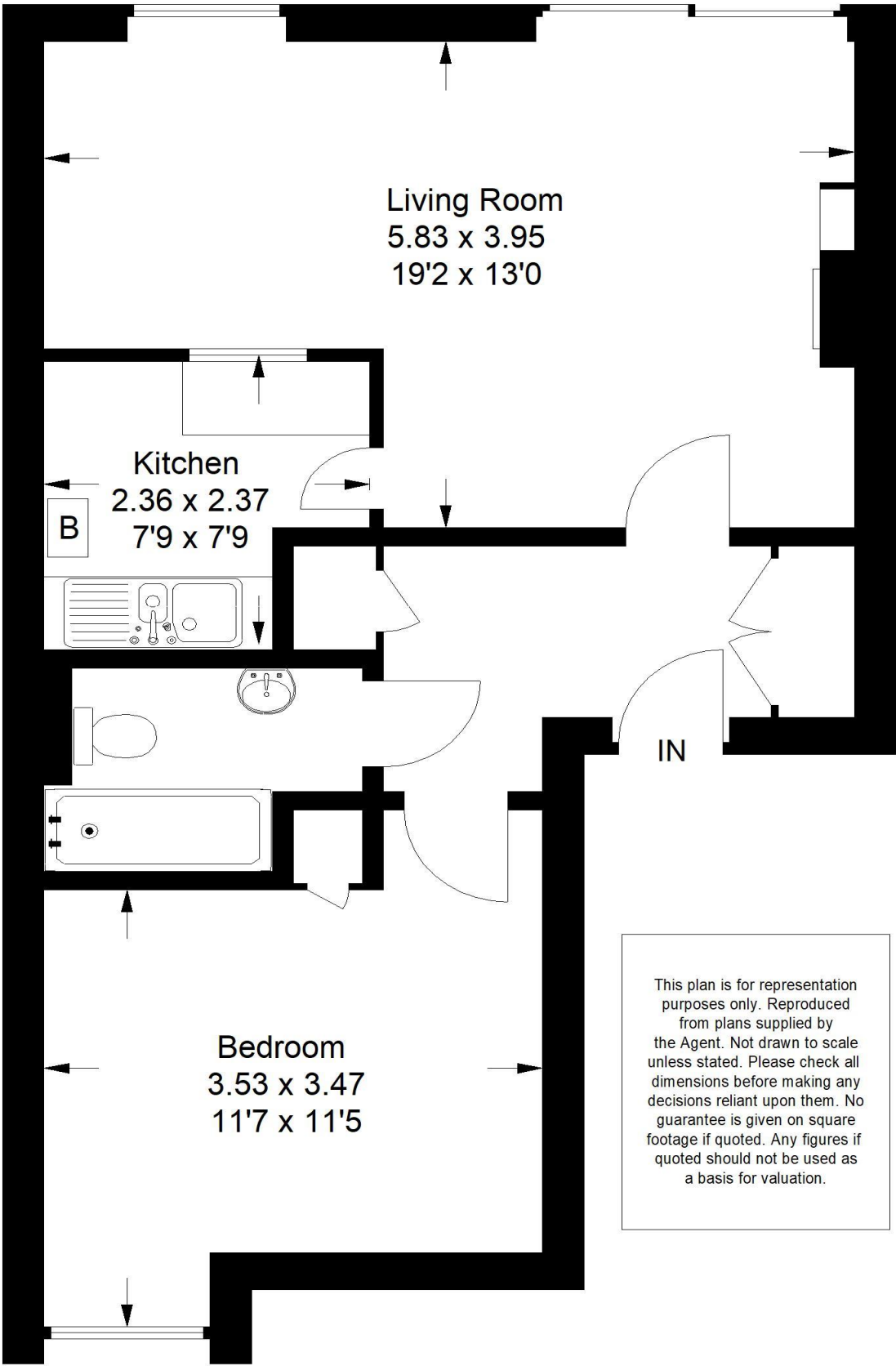
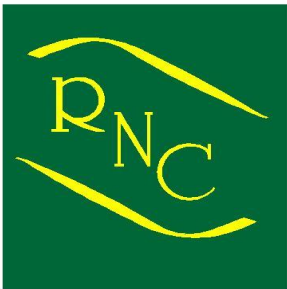
From our office, turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. Take the first turning right into Mead Road and then first left into Bridge Road and Hesketh Close can be found after a short distance on the right hand side.

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:** B

Hesketh Close, Cranleigh

Approximate Gross Internal Area = 49 sq m / 527 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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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