



13 Bramley Grange, Horsham Road, Bramley GU5 0ES

 Chantry
& Pewleys



Property Description

Guide Price: £610,000

This exceptional 3-bedroomed ground floor apartment offers you comfort in the very heart of the charming Surrey village of Bramley. Approached via a private door off the communal hallway, the apartment has a wonderful feeling of light and space throughout. The large, bright sitting room features bay windows with central French doors providing a delightful view and access to your idyllic, private courtyard. The spacious dining hall leads you through to an extremely well-appointed kitchen comprising of a range of quality wall and base units, in addition to several fitted appliances. The property has underfloor heating and double-glazed windows. The private parking space is within a secure underground gated car park, with a handy private storage area. In addition, the property is set in magnificent mature and landscaped grounds of approximately five acres. Residents also have use of the swimming pool and fitness area in a stunning high-vaulted complex which is directly across the communal hallway from the apartment.

Bramley enjoys a vibrant local community spirit along with its thriving high street, where a local butcher, grocer, supermarket and post office can be found. There are two very popular pubs as well as a library and historical church. The village has regular bus links into Guildford, Godalming and Cranleigh.

Tenure – leasehold. 962 years remaining on the lease. Service charge, inc. ground rent £7848 per annum.

Council tax band: G; EPC rating: C.

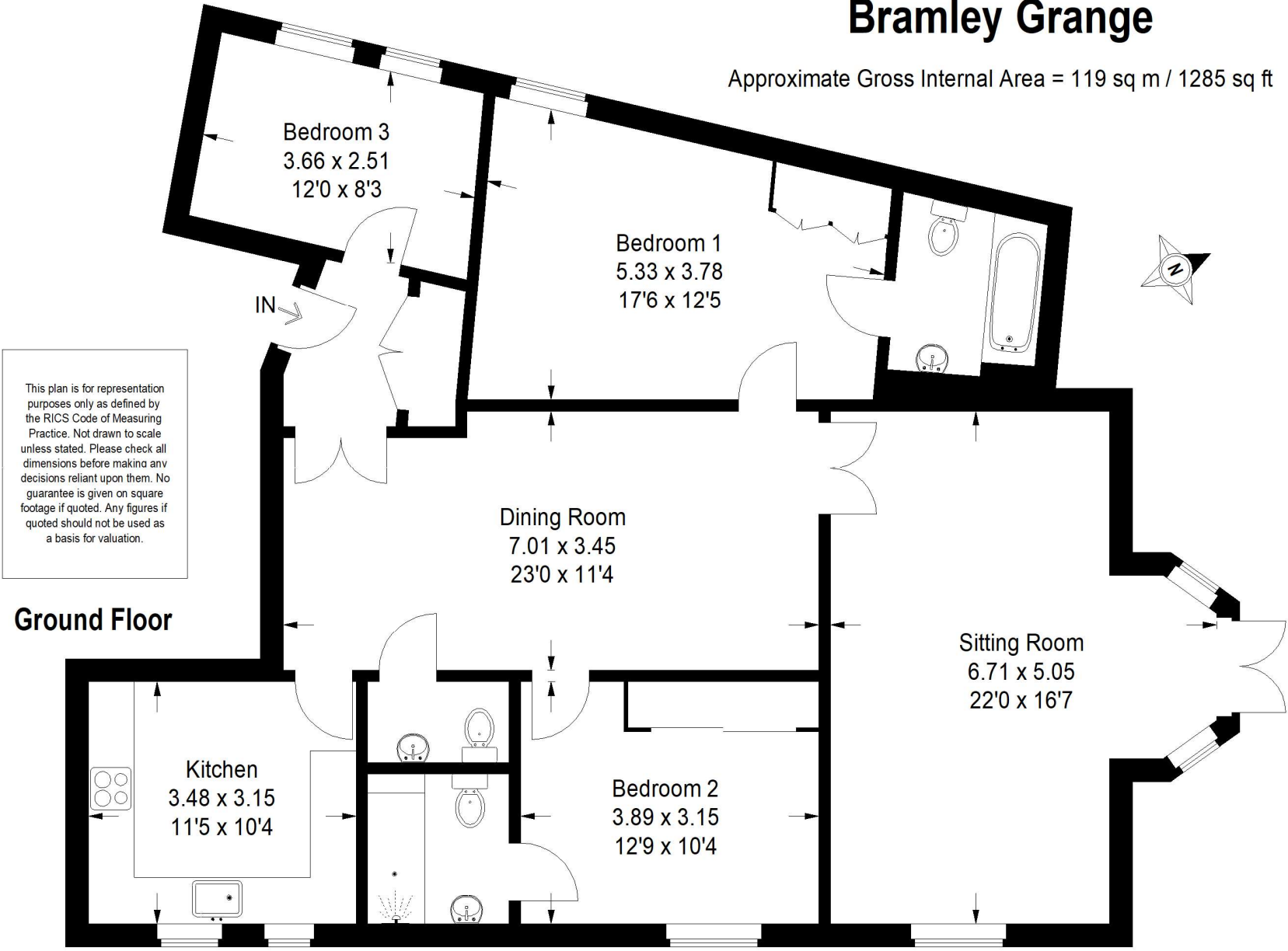






Bramley Grange

Approximate Gross Internal Area = 119 sq m / 1285 sq ft



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guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
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Lettings 01483 405222
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.