



The
BRAMLEY
GRANGE

57 Bramley Grange, Bramley,
Guildford, Surrey, GU5 0ER

 Chantry
& Pewleys



Property Description

Guide Price: £250,000

A superbly presented one bedroom ground floor apartment set in Bramley Grange with its extensive lawned communal grounds all located within a short, level walk of Bramley High Street with its village shops and 2 local pubs.

The property comprises a 17ft sitting room with a double-glazed picture window and a French door giving access to a private patio area looking onto the communal lawned grounds. A modern re-fitted kitchen, double bedroom and a modern bathroom, with a full width shower cubicle, completes the accommodation.

The apartment also benefits from gas fired central heating, residents parking and is being offered to the market with no ongoing chain.

Situated within the Surrey Hills surrounded by miles of beautiful open countryside, ideal for walking, cycling and horse riding, Bramley enjoys a vibrant local community spirit along with its thriving village High Street where you will find a fine local butcher, greengrocer, supermarket, coffee shop, and post office. There are two public houses as well as a library, a historic church, and Bramley Golf Club. The village has regular bus links to Guildford, Godalming, and Cranleigh.

Guildford, only 3 miles north of Bramley, is the historic and vibrant county town of Surrey. With its cobbled High Street and riverside scenes, the town offers a comprehensive range of shopping, social, recreational, and educational facilities. The mainline station provides a fast commuter service to Waterloo in 38 minutes. Bramley is situated within the Surrey Hills and is surrounded by miles of beautiful open countryside, ideal for walking, cycling and horse riding.

Council tax band: C; EPC rating: C

Tenure: Leasehold, 978 years remaining.

Service charge: £3,100 pa







Bramley Grange

Approximate Gross Internal Area
= 54.3 sq m / 584 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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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.





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ESTATE AGENTS

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