



12 Bramley Grange, Horsham Road, Bramley, Surrey, GU5 0ES

A spacious, two-bedroom 2nd floor apartment with underground parking. The property is set in mature landscaped grounds with a swimming pavilion.

Entrance Hall

Dining Room

Sitting Room

Kitchen

Two Double Bedrooms

En-Suite Bathroom to Bedroom one.

Bathroom

Underground Parking

999 year lease (from 1984)

No Ground Rent

55+ Age Covenant

The Property

12 Bramley grange is a well presented two bedroom second floor apartment with views across the estates gardens.

Upon entering the property you are welcomed into the large light and airy entrance hall and dining area which leads to all the main living areas.

The large reception room entered through French doors from the dining area has a feature fireplace and dormer windows allowing light to flow in, making it a great open plan space for entertaining.

The property has a modern fully fitted kitchen with integrated appliances including an electric oven, dishwasher, washing machine and fridge freezer.

There is two large double bedrooms both with integrated wardrobes and storage space with bedroom one benefiting from having an en-suite shower room along with space for a study area.

There is underfloor heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder in the second bedroom, provides useful extra storage.

There is an allocated secure underground parking space with private storage cage.

Guide Price: £480,000 (Leasehold)

Directions to Bramley Grange

From Guildford take the A281 south through Shalford and on to Bramley. Pass Foxburrow Hill Road on your right and then the turning to Bramley Golf Course. Continue down the Horsham Road passing Clockhouse Lane on your right. The next turning right is into Bramley Grange just before the mini roundabout.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01483 893775 / 07384 113004 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



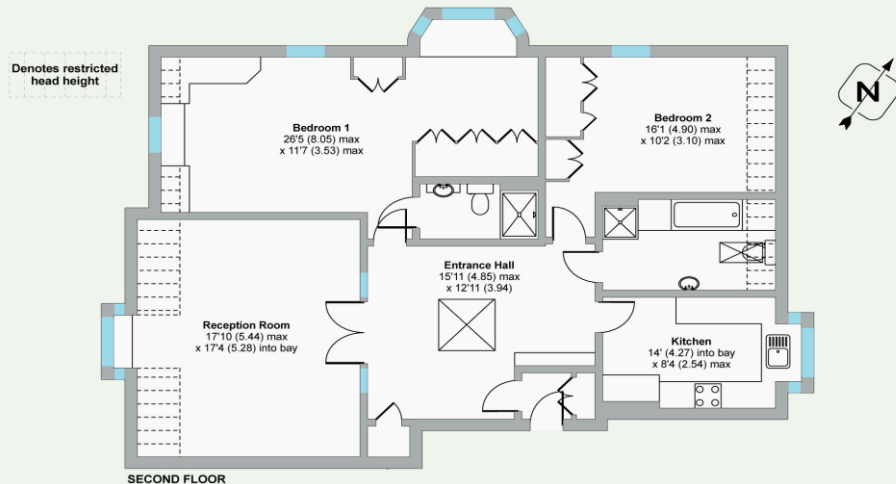
Bedroom 2



Bathroom

Flat 12, Bramley Grange, Guildford, GU5 0ES

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1188 SQ FT 110.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Cognatum Property Limited REF : 262847



Bramley Grange

Approximate Gross Internals: 110.4m² / 1188 ft² Service Charge: £10,352 pa Energy Performance Rating: C Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Bramley Grange

Bramley Grange is set in five acres of mature, landscaped gardens, in an Area of Outstanding Natural Beauty. Designed to complement the older houses in the Bramley Village Conservation Area, most of the properties have balconies or conservatories, and cars are out of sight in secure underground private parking. There is also a splendid high-vaulted swimming pavilion with fitness area for use throughout the year.

The high street is just 100 yards away and has a wide range of local shops and numerous places to eat. The superb parkland course of Bramley Golf Club is nearby, as is the cricket club renown for hosting the first all-women’s match in 1745. Surrounded on all sides by countryside, Bramley offers many opportunities to enjoy the outdoors at Loseley Park, Winkworth Aboretum, Albury Park and Thursley National Nature Reserve. Guildford and Godalming are both just three miles distant and have excellent shops, markets, art galleries, theatres, and leisure and sports centres.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



22 PROPERTIES
BUILT 2004



RESIDENT
ESTATE
MANAGER



GARDENER



SWIMMING
POOL



5 ACRES



Bramley Grange Swimming Pool



Loseley Park



Winkworth Arboretum



Guildford High Street

**Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS**

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk



Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

