

NEW BRIDGE ROAD

Cranleigh

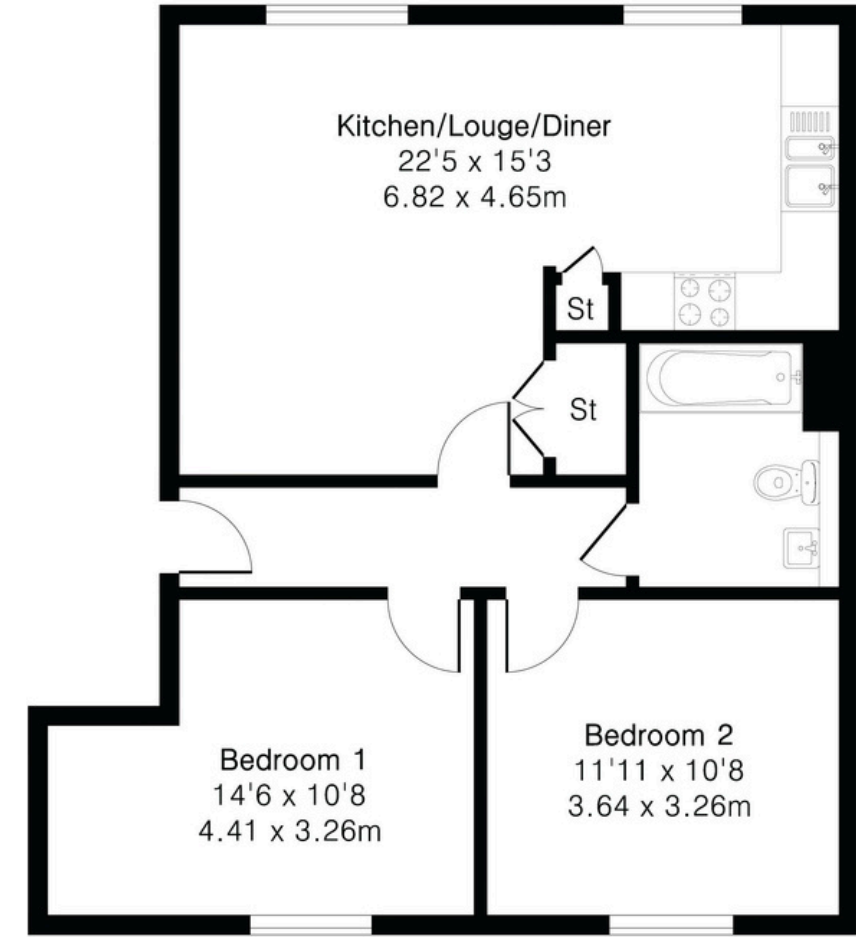


Chantries
& Pewleys

ESTATE AGENTS



pproximate Gross Internal Area 703 sq ft - 65 sq m



First Floor

AT A GLANCE

- Second floor modern apartment
- Approximately 703 sq ft of accommodation
- Two double bedrooms
- Open-plan kitchen/living/dining space
- Contemporary fitted kitchen
- Modern bathroom suite
- Allocated parking space
- Communal gardens
- Lease granted in 2021

Tenure: Freehold. Council Tax Band:D. EPC: B

Ownership & Costs

The property is offered on a shared ownership basis from 35%.

Minimum percentage for sale 35% (£96,250)

Rent: £585.72 p/m

Service charge: £123.82 p/m

Ground rent: £150 p/a

FROM THE AGENT

This is a smart, accessible route into the Cranleigh market.

Set within a modern development close to the High Street, the second floor apartment offers around 700 sq ft of bright, well-balanced space. The open-plan kitchen and living area forms a generous, sociable hub, while two proper double bedrooms provide flexibility for sharers, guests or working from home.

Available on a shared ownership basis from a 35% share, it presents a practical entry point in a consistently popular location. Allocated parking and communal gardens add to the everyday convenience.

For buyers looking for a well-located, low-maintenance home with a sensible entry point, this makes a lot of sense.

Gavin Amberton
Director



WELCOME HOME

Positioned within a modern residential development, the apartment sits within easy reach of Cranleigh High Street and Knowle Park. Shops, cafés and green space are all accessible without relying on a car.

Allocated parking is provided, and the building benefits from well-maintained communal areas and a small section of garden.

The apartment is located on the second floor and extends to approximately 703 sq ft.

The main living space is open-plan, combining sitting and dining areas with the kitchen. The proportions allow for both a full-size sofa arrangement and dining table without compromise.

The kitchen is fitted with a range of contemporary units, integrated oven and hob, and ample worktop space. A window above the sink brings in natural light, helping the space feel open rather than enclosed.

Overall, this is a layout that feels practical and easy to furnish.



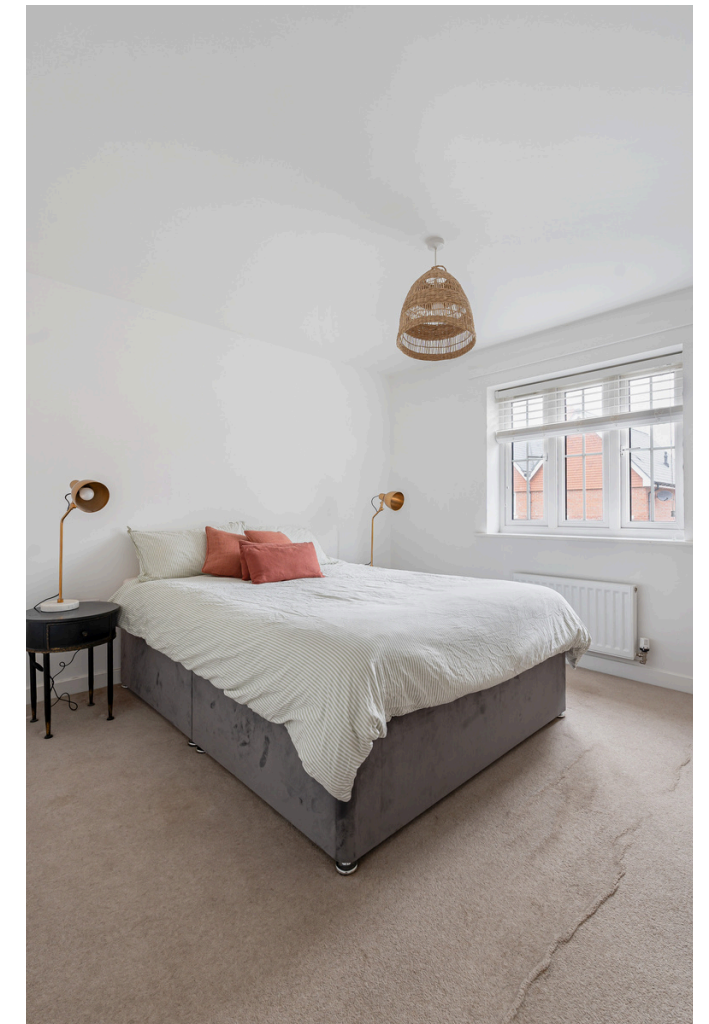
BEDROOMS & BATHROOM



Both bedrooms are comfortable doubles.

The principal bedroom offers space for wardrobes and additional furniture, while the second bedroom works equally well as a guest room, home office or for sharers.

The bathroom is fitted with a modern white suite including bath with shower over, basin and WC, finished in neutral tiling.





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