



7 Cranley Manor Cranley Road, Guildford GU1 2JW



COLLINS
Independent Estate Agent





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Asking price £399,995

Share of Freehold

This beautifully presented apartment has undergone a comprehensive refurbishment and modernisation programme, creating a stylish, contemporary home with the look and feel of a brand new property. Set within an attractive development of just 12 apartments, dating from the 1990s, the property enjoys a delightful setting surrounded by mature communal gardens, with residents and visitors parking, lift access to all floors and the added benefit of a share of the freehold. The most striking transformation has been the creation of a superb open-plan kitchen, dining and living space, with windows to both the rear and side aspects flooding the room with natural light and offering lovely views across the established grounds. The extensive refurbishment includes completely renewed plumbing and electrics, brand new smart electric wall heaters, stylish herringbone effect LVT flooring to the kitchen and living areas, new carpets and tasteful neutral decoration throughout. Double glazing further enhances the comfort of this beautifully finished home. Combining the appeal of a newly refurbished interior with the charm of an established residential setting, this exceptional apartment offers stylish, comfortable and low maintenance living.

- Share of freehold
- Service charge currently £2621 PA
- Lease 988 remaining
- Peppercorn ground rent
- EPC - C
- Council tax band - E





This beautifully refurbished apartment with spacious open plan living and a share of freehold is situated on Cranley Road, one of Guildford's most sought-after residential roads, conveniently situated on the London Road station side of town. This quiet and established road is around 0.7 miles walk from the London Rd station and 0.8 miles from the Upper High street. Stoke Park is also around the same distance.



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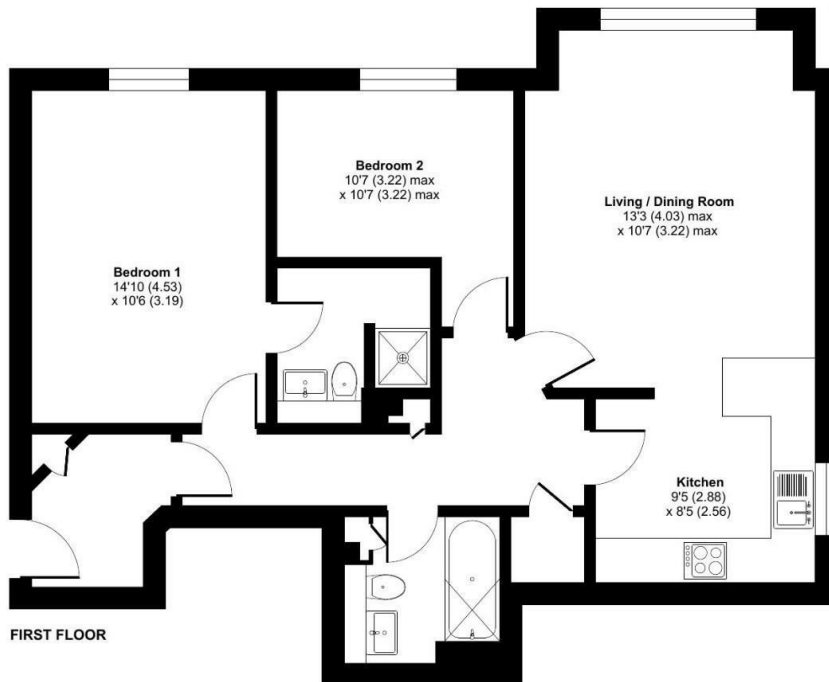
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Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1536427



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