

12 Manns Lodge, Victoria Road

£450,000 - Leasehold

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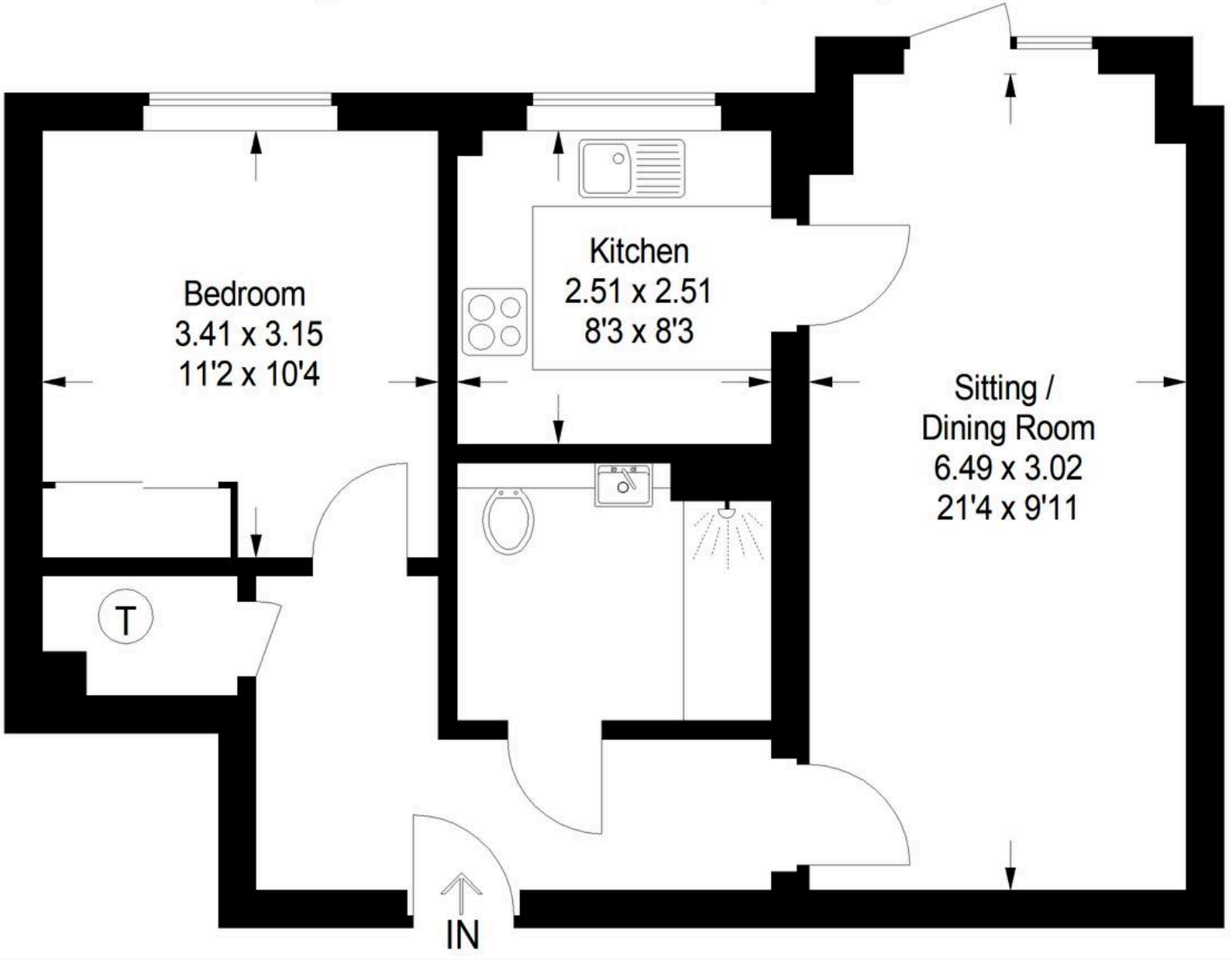


- Ground floor retirement apartment with private patio
- Convenient central village location with secure access to High Street
- Modern fitted kitchen and bathroom
- Close to on site and village amenities
- Secure entrance with intercom
- Owners' lounge with coffee bar
- Lodge Manager on hand Monday to Friday
- Guest Suite for friends and family
- Council Tax band: C. EPC: C
- Tenure: Leasehold - £3081.88 current year

This ground floor, one bedroom retirement apartment offers comfortable living in a convenient central village location, close to both the on site facilities and village amenities. The accommodation includes a modern fitted kitchen and bathroom, providing a practical setting for everyday life. A private patio adds to the appeal, offering a place to sit and enjoy some fresh air. Residents can also make use of the owners' lounge and terrace, complete with a coffee bar, providing a welcoming space to relax and spend time with neighbours. A Lodge Manager is on hand Monday to Friday, while a guest suite offers a convenient option for visiting friends and family. With the High Street and village amenities nearby, the apartment is well placed for those seeking a manageable home within a community setting.

Manns Lodge, Off Victoria Road, Cranleigh

Approximate Gross Internal Area = 54.0 sq m / 581 sq ft







This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

Ground Floor



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.