



Cranley Lodge 2 Cranley Road, Guildford GU1 2EH

 **COLLINS**
Independent Estate Agent





Cranley Lodge 2 Cranley Road Guildford GU1 2EH

Asking price £210,000
Share of Freehold

This unique and stylish apartment is found on the ground floor of this magnificent period building on the prestigious Cranley Road. The property benefits from original grand moulded ceilings and the buildings turret as a feature that neatly fits a dining room table. The previous owner gained approval to cleverly include a mezzanine level that serves as the sleeping area with storage. The open plan mezzanine looks down into the living space featuring a heated wood effect floor and incredible period oversized windows with stained glass. Other noteworthy features include use of a communal basement with laundry, great floor to ceiling storage, a small but well equipped kitchen, generous bathroom with shower and parking for residents and visitors on the sweeping shingled drive. Outside the gardens are lawned, enclosed and mature. There is an area of communal lawn and garden to the left side of the property. To summarise quirky, intriguing and well located.

- Ground floor conversion
- Share of freehold
- Electric heating
- Parking and communal gardens
- Highly regarded road
- Close to Upper High St, Stoke Park and Station
- EPC - F
- Council tax band - B
- 801 Years remaining on Lease, £1322 PA service charge.





This imposing period conversion is located in a highly regarded and well established road close to the Upper High Street and station. Cranley Road is only a 10 minute walk to the Upper High Street and 7 minutes to London Road station (according to Google). Stoke Park is also a short walk with the Leisure centre being just across the park. This is a quiet location within close reach of the town centre with parking and a unique style of living space.



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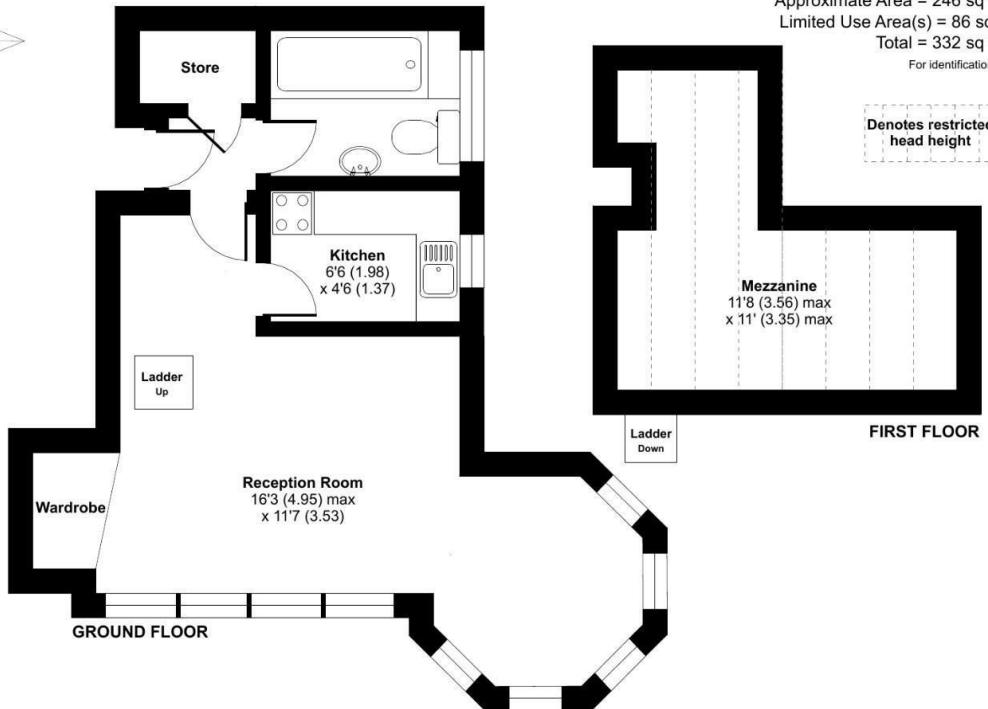
Cranley Road, Guildford, GU1

Approximate Area = 246 sq ft / 22.8 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 332 sq ft / 30.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020.
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