



**Chantries
& Pewleys**



Nanhurst Park
Cranleigh



INTRODUCING

7 Nanhurst Park

ELMBRIDGE ROAD, CRANLEIGH, GU6 8JX

One of the largest and most impressive homes within Nanhurst Park House, this striking duplex apartment offers over 1,500 sq ft of beautifully proportioned living space. Set across two floors with high ceilings and sash windows, it includes a vast reception room, large kitchen/dining area, and two generous en suite bedrooms. Enjoying a south-easterly outlook over landscaped gardens and countryside, the property also benefits from a private garage, allocated parking, and access to elegant communal grounds.

 **2 BEDROOMS**

 **2 BATHROOMS**

 **GARAGE**

 **GATED ENTRY**

Tenure: Leasehold

Lease = 124 years remaining

Service charge = £5887 p/a includes:

- Buildings Insurance
- Water Rates
- Electricity to the Garages
- Gardening
- Window Cleaning
- Weekly Indoor Cleaning to all communal areas of the main building and Gladstone House
- General maintenance of exterior of the building and inside communal areas

Ground rent = £200 p/a

Council Tax Band: G

EPC: E



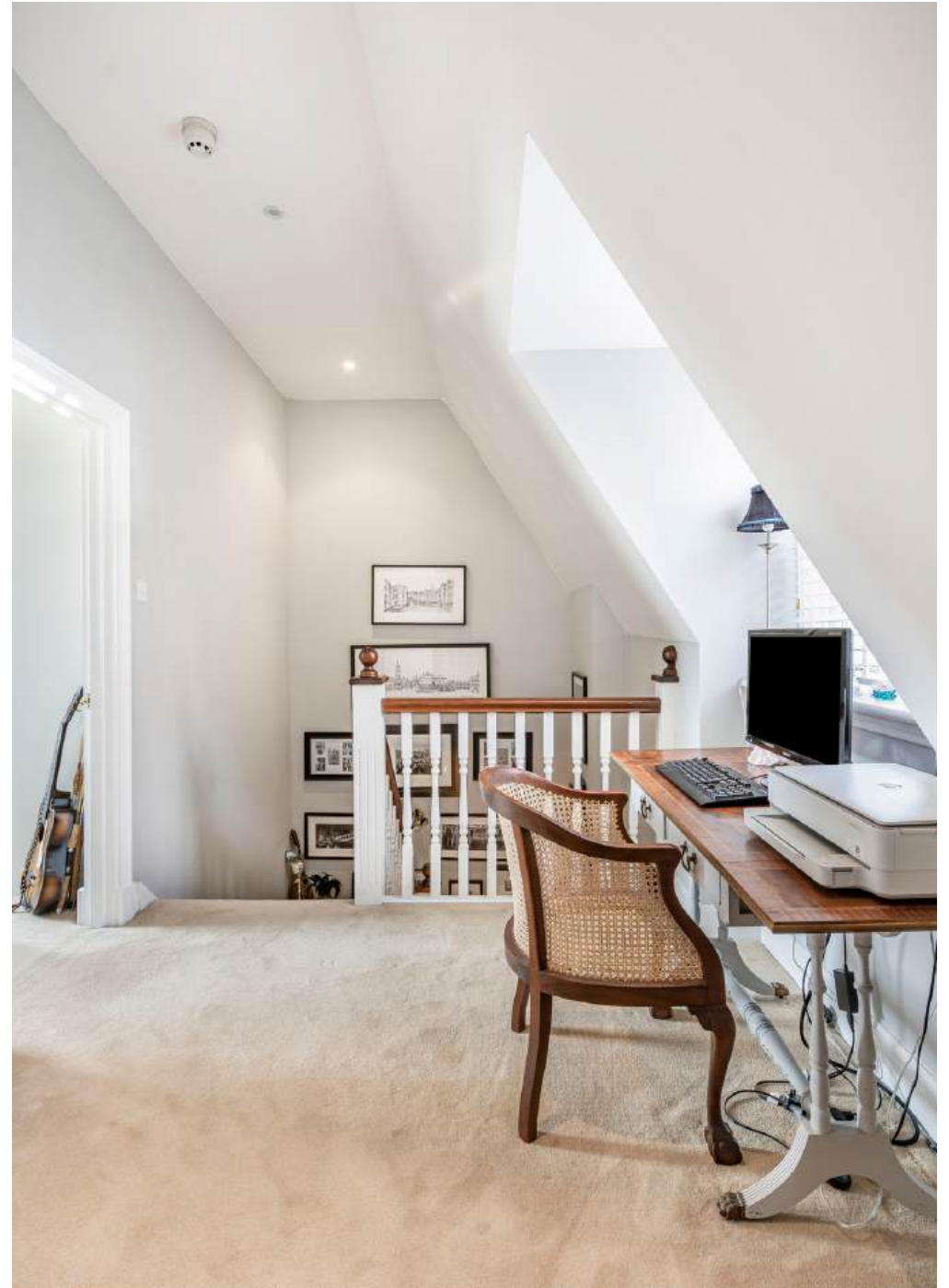




TWEEN
FAMILY















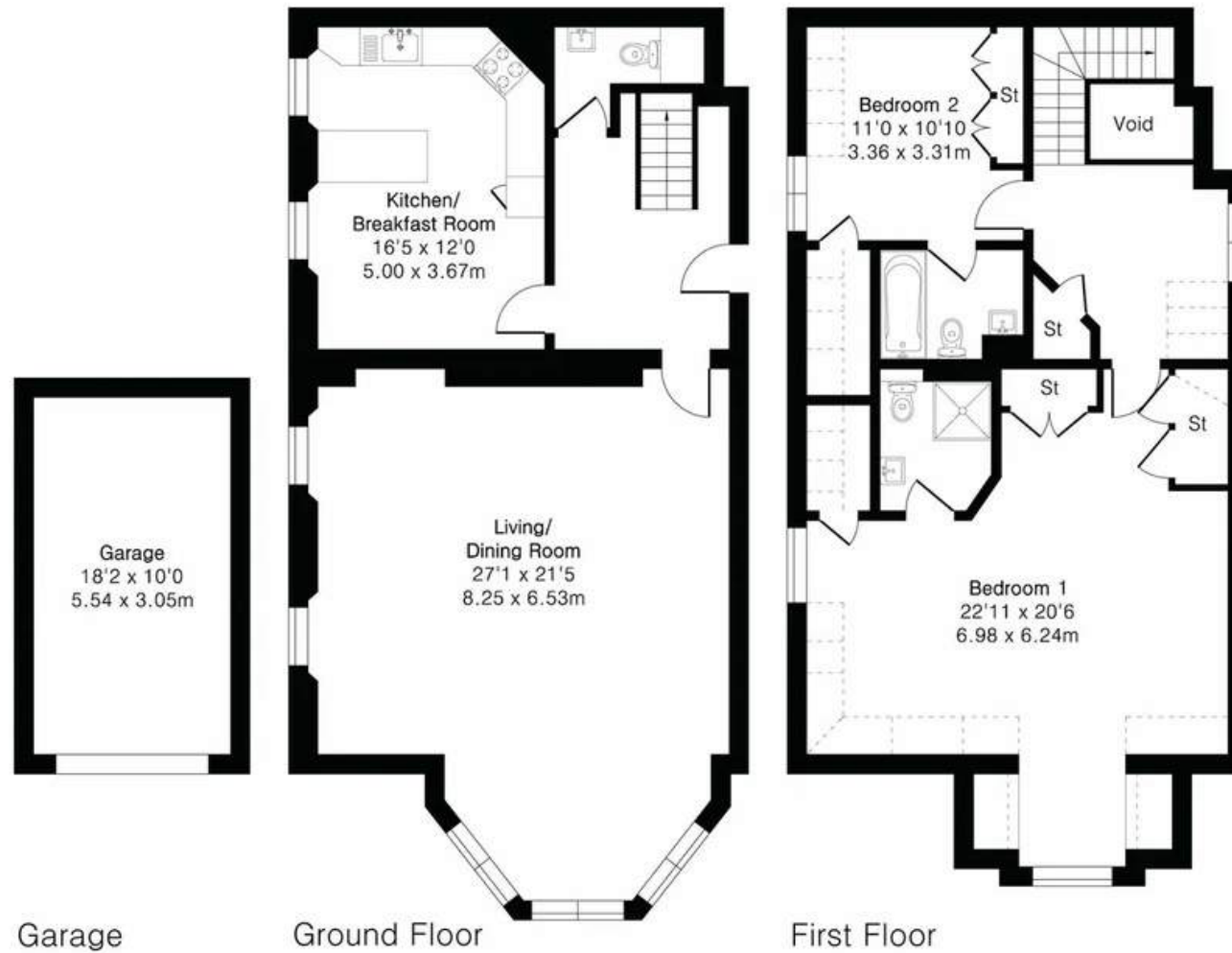


**Approximate Gross Internal Area 1509 sq ft - 140 sq m
(Excluding Garage)**

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 735 sq ft – 68 sq m

Garage Area 182 sq ft – 17 sq m





01483 347888

Cranleigh@chantriesandpewleys.com

Brittania House, 133 High Street, Cranleigh, Surrey GU6 8AU