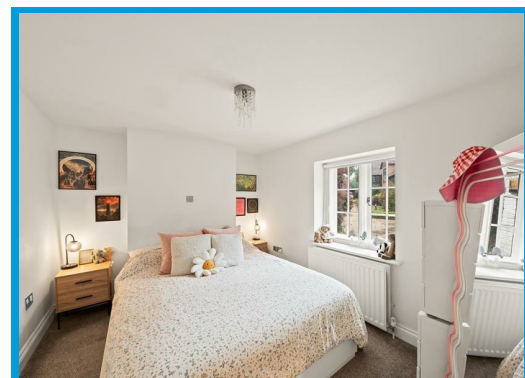
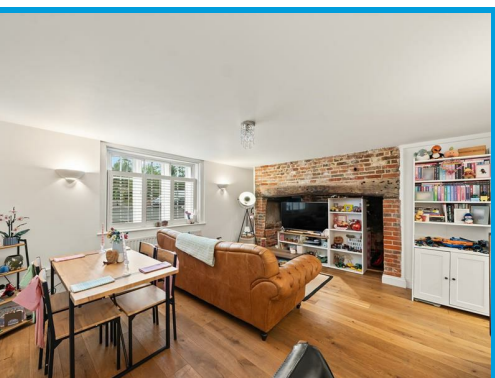




High Street, Bramley Guildford, Surrey GU5 0HB

Guide Price £290,000

A charming one-bedroom conversion apartment in a gated Bramley development, featuring character features throughout, allocated parking, share of freehold and no onward chain. Ideally located for local amenities, Guildford and Godalming.



Description

A beautifully presented one-bedroom conversion apartment, situated within an attractive gated development in the highly sought-after village of Bramley, offering easy access to both Guildford and Godalming.

Offered to the market with no onward chain and benefiting from a share of the freehold, this charming home is full of character and period features. Accessed via a secure entry phone system, the apartment boasts a spacious living room with a stunning Inglenook fireplace, creating a wonderful focal point and a cosy atmosphere. The stylish kitchen is fitted with a range of units, integrated appliances and attractive original wooden window shutters, blending modern convenience with the property's historic charm.

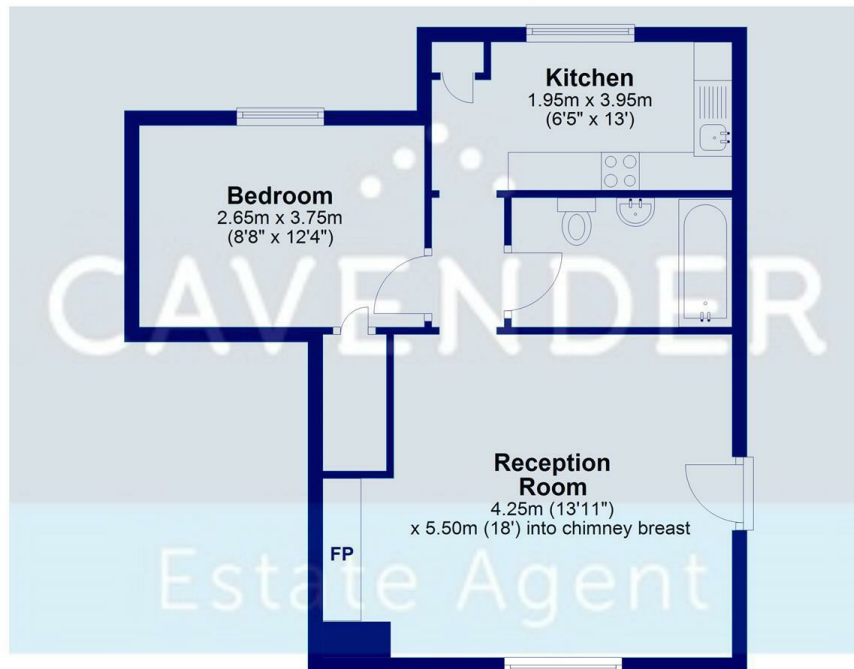
The generous double bedroom benefits from a walk-in wardrobe, while the contemporary fully tiled bathroom features a luxurious rainforest shower. Further enhancing the property is solid wood flooring throughout, adding warmth and character to every room.

Externally, the apartment enjoys the advantage of an allocated parking space within the development. Ideally located close to local shops, amenities and excellent transport links, the property is also surrounded by beautiful Surrey countryside, offering an abundance of scenic walks and outdoor pursuits.

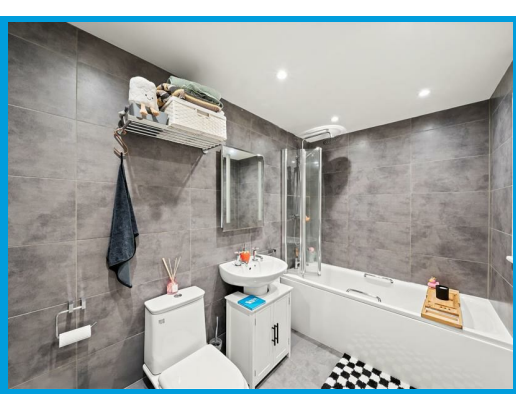
Combining character, convenience and modern living, this delightful apartment represents an ideal purchase for first-time buyers, downsizers or investors and must be viewed to be fully appreciated.

Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 48.4 sq. metres (521.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	79
		EU Directive 2002/91/EC	

