

4 Grantley House, The Common, Cranleigh

£250,000

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4 Grantley House, The Common, Cranleigh GU6 8RZ

- Redecorated and new carpets throughout
- Spacious 1st and 2nd floor duplex apartment (861sqft)
- Share of freehold
- Fitted kitchen/breakfast room
- Bathroom with separate shower and bath
- Large living room with views toward The Common
- Parking space
- Close to village centre

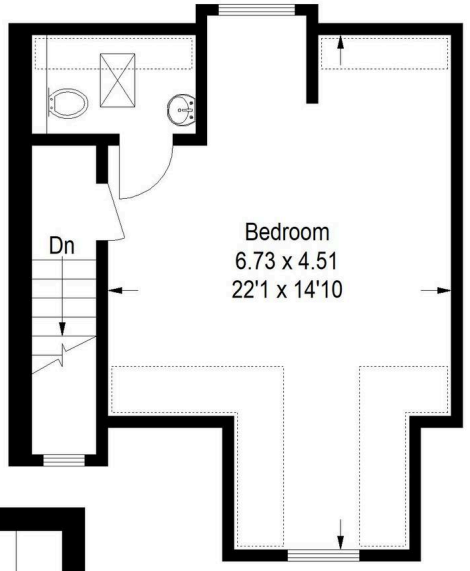
A surprisingly spacious one bedroom duplex apartment with accommodation arranged over two floors featuring a large living room opening into a kitchen/breakfast room and spacious bathroom with separate bath enclosure. From kitchen, there is occasional access via the window to a small roof terrace. Stairs rise to the top floor, where there is a large open plan double bedroom with ensuite cloakroom with WC and wash hand basin. The property benefits from gas fired heating and double glazed windows and is conveniently situated close to the village centre with lovely views to the front towards the cricket common. Outside, the property benefits from an allocated parking space. We highly recommend a visit to fully appreciate the accommodation on offer. The property is share of freehold.

Council Tax band: TBD / Tenure: Leasehold / EPC Energy Efficiency Rating: D

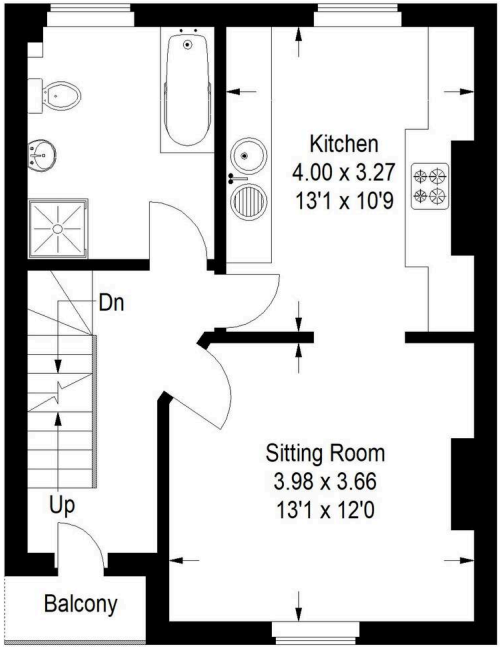
Grantley House

Approximate Gross Internal Area:
Ground Floor = 4 sq m / 43 sq ft
First Floor = 44 sq m / 474 sq ft
Second Floor = 32 sq m / 344 sq ft
Total = 80 sq m / 861 sq ft

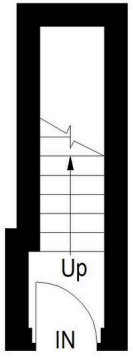
= Reduced headroom below 1.5 m / 5'0



Second Floor



First Floor



Ground Floor



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.



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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.