



**17 Hesketh Close,
Cranleigh, GU6 7JB
Asking Price: £110,000 Leasehold**

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1991-2021
30
YEARS

- * For a 70% share * First floor two bedroom retirement apartment * Modern kitchen and bathroom *
- * Freshly decorated throughout * Fitted wardrobe cupboards in both gardens *
- * Landscaped communal gardens * Short level walk of village centre *
- * No onward chain * EPC Rating: C *

For a 70% share, a first floor two bedroom apartment within this popular retirement development within a short level walk of the village centre. The property is freshly decorated throughout and features a modern kitchen and shower room and gas fired heating. The property is set within communal grounds with a conservatory/morning room with tea and coffee making facilities, on site laundry and guest flat that can be rented for short term stays for family or friends. The property is offered for sale with no onward chain.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Entrance Hall: ~ **Sitting Room:** 19' 2" x 14' 4" (5.85m x 4.38m) ~ **Kitchen:** 7' 11" x 7' 9" (2.42m x 2.36m) ~ **Bedroom One:** 12' 2" x 10' 10" (3.71m x 3.30m) ~ **Bedroom Two:** 12' 2" x 8' 0" (3.72m x 2.45m)

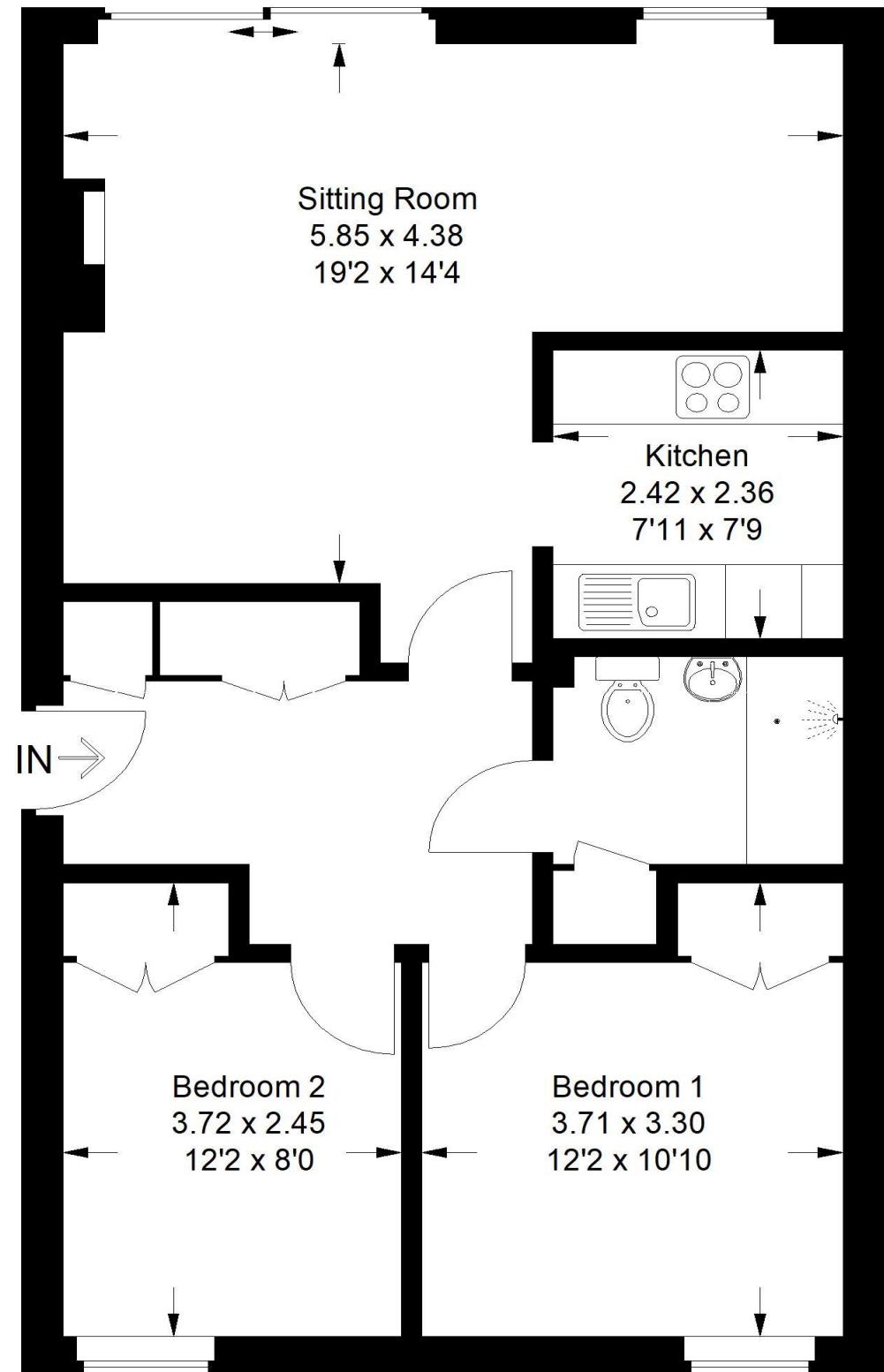
Lease Details: a new lease is created for each new occupier ~ **Service charge:** £4,588.25 p.a.

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and take the second turning right into New Park Road, then first right into Bridge Road and Hesketh Close will be found on the left and Number 17 is on the right. There is parking on the left as you enter the development.

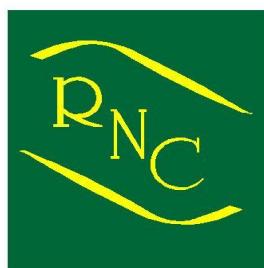
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. **Tax Band:** C



Hesketh Close

Approximate Gross
Internal Area
60.5 sq m / 651 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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Est. 1991

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