



20, Hesketh Close, Cranleigh, GU6 7JB
Asking Price: £245,000 Leasehold

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1991-2021
30
YEARS

*** End Terrace Retirement Bungalow * One Bedroom * Retirement Development * For the over 55s ***
Level walk to the village centre * Gas fired heating * Communal grounds * Vacant possession *
Single garage in separate block * EPC Rating: *

A one bedroom end terrace bungalow, situated within this popular retirement development. Hesketh Close is a small retirement development for the over 60's located within a short level walk of the High Street and has beautifully tended communal grounds, resident warden. The property features a bright and airy double aspect sitting room with sliding patio doors to a paved patio area and the communal grounds. There is a fitted kitchen, double bedroom and bathroom. Rarely are these properties available and we highly recommend an early visit to avoid disappointment.

Hesketh Close is a small development of 29 retirement apartments and bungalows set in well tended landscaped communal grounds. The development is run by Retirement Lease Housing Association and has the benefit of an on-site Estate Manager, furthermore all properties having an emergency call system. There is a conservatory/morning room overlooking the gardens, communal laundry room with washing machines and tumble driers and a guest flat that can be booked for visitors. The development is situated in close proximity of Cranleigh village which is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. The village boasts a huge array of clubs and societies to suit many tastes, as well as a leisure centre, medical centre, arts centre, library, a choice of golf courses and a number of churches. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

~ Accommodation ~

Entrance Porch ~ Entrance Hall ~ Double Aspect Living Room: 14' 9" x 12' 4" (4.49m x 3.76m) ~ Kitchen: 9' 9" x 7' 5" (2.97m x 2.26m) ~ Utility room ~ Bedroom: 12' 4" x 10' 6" (3.76m x 3.20m) ~ Bathroom ~ Services: All main services connected ~ Garage in separate block ~ Lease - new 125 year lease created on completion, service charge £2,666 for December 2021-November 2022

Directions:

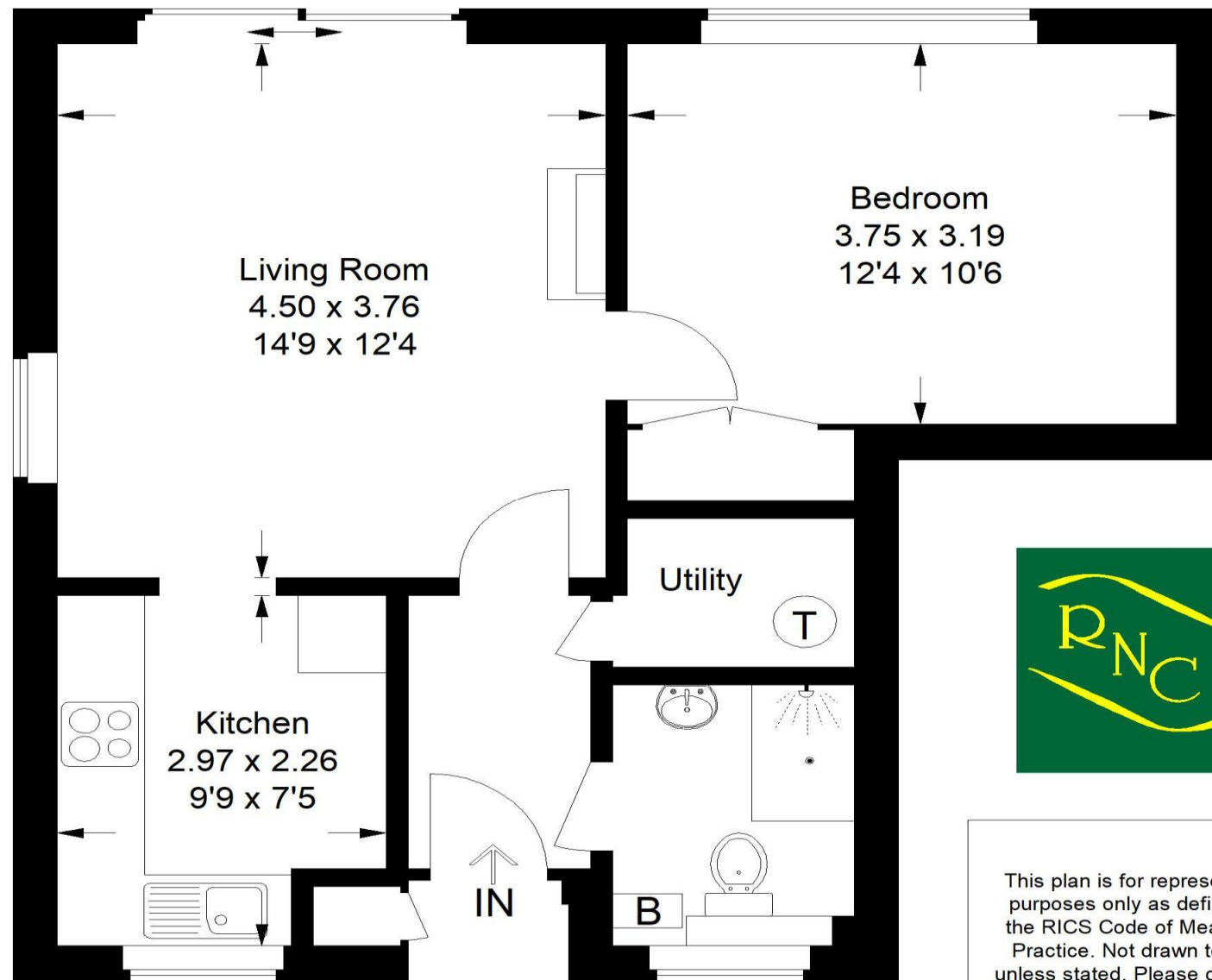
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and take the second turning right into New Park Road, then first right into Bridge Road and Hesketh Close will be found on the left and Number 20 is immediately on the right. There 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:** B

Hesketh Close, Cranleigh

Approximate Gross Internal Area (Including External Cupboard)
47.9 sq m / 515 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.





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