



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

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1991-2021
30
YEARS

- * Bright and Sunny Ground Floor Flat * Retirement Development within walking distance of village *
- * 70% share of property * Redecorated throughout * New carpets throughout * Gas fired heating *
- * South and West facing patio * EPC Rating: D *

FOR A 70% SHARE - This bright and sunny ground floor apartment is situated in the heart of this popular retirement development, which is within a short level walk of the High Street.

The property has a bright and airy sitting room with sliding doors onto a small patio enjoying a south westerly aspect, modern kitchen, double bedroom and shower room. There is a good sized double storage cupboard and a linen cupboard in the hallway. There is a modern gas fired boiler, newly laid carpets throughout and the property has been freshly re-decorated.

Within the development there is a lovely conservatory/morning room with tea and coffee making facilities, communal laundry room with washing machines and tumble driers and there is a guest flat that can be booked for visitors.

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 Hall ~ Living Room: 19' 2" x 13' 1" (5.85m x 3.99m) ~ Kitchen: 7' 9" x 7' 9" (2.37m x 2.36m)

Double Bedroom: 11' 9" x 9' 10" (3.57m x 2.99m) ~ Shower Room

Service charge: £3,177.72 p.a.

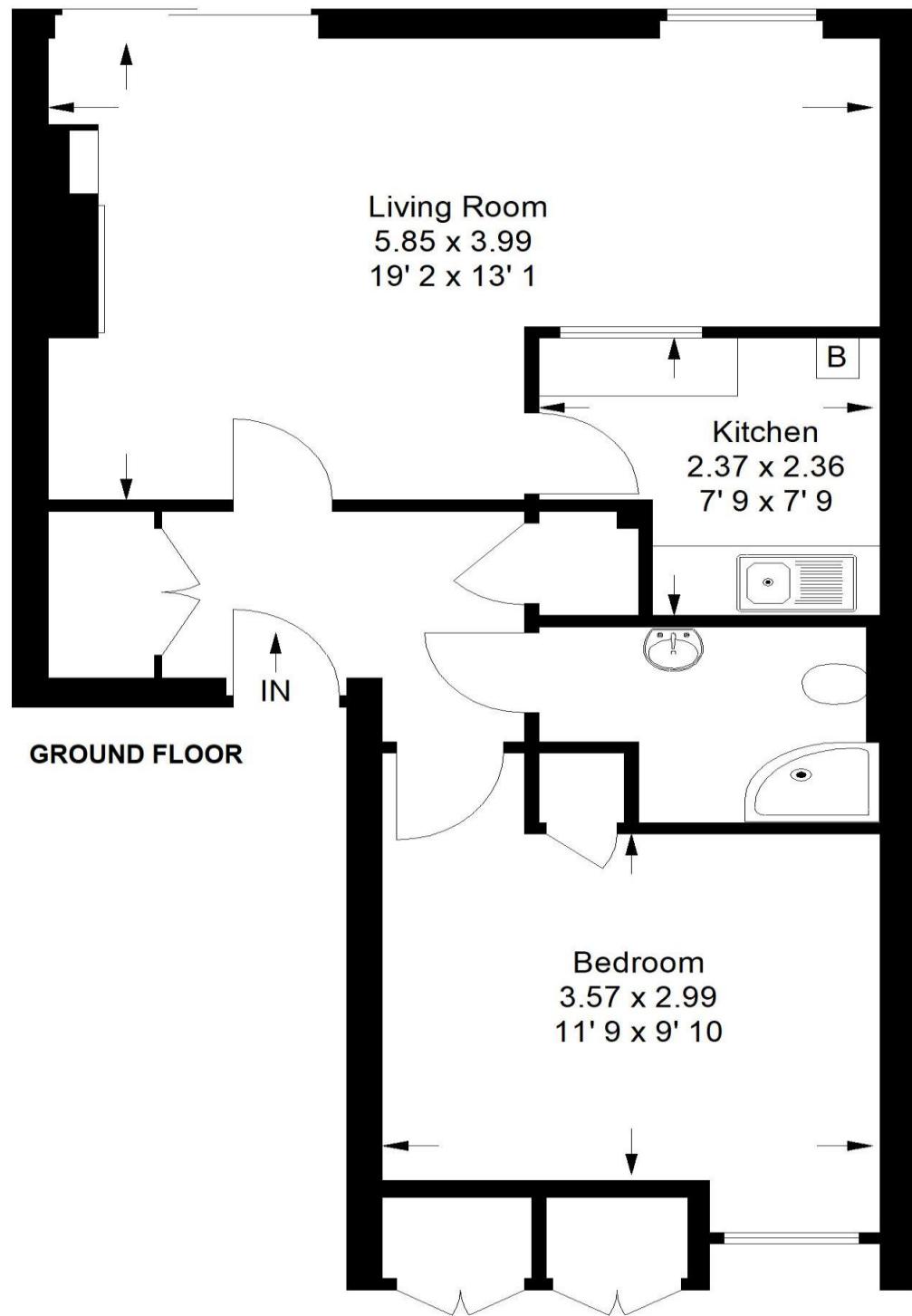
Lease Details: A new lease is created for each new occupier

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 26 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: B



Hesketh Close Cranleigh



APPROX. GROSS
INTERNAL FLOOR AREA :
519 SQFT / 48.2 SQM



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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ESTATE AGENT
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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com