

ELMBRIDGE ROAD



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CRANLEIGH, SURREY, GU6 8JX

Two bedroom, two bathroom, first floor apartment in an idyllic setting within six acres of communal parkland grounds, available in September.

Available: 17th September 2022

£1,495 Per Month (Per Calendar Month)

Flat, 2 Bedroom, 2 Bathroom, 2 Reception, Unfurnished

Key Features

- 6 Acres of Communal Parkland Grounds
- Two double bedrooms
- Two bathrooms
- Fully fitted kitchen





THE PROPERTY



Description

From the communal hallway the front door of the apartment opens into an inner hall with integral alarm system.

From the hall there is a large living/dining room with south facing sash windows overlooking the parkland grounds and a gas fire. The kitchen is fitted with appliances including a fridge/freezer, washing machine, dishwasher, microwave, gas and electric cooker.

The master bedroom includes double built in wardrobes and an ensuite bathroom and there is a second double bedroom and a shower room.

Outside

The 6.9 acres of parkland with fenced pond are fully maintained by contract gardeners and available to residents (excepting the area immediately adjacent to all ground floor apartments). Refuse bins and recycling facilities are adjacent to the front communal parking area

Location

Gladstone House is located within Nanhurst Park which is a short drive to Cranleigh and only around 15 minutes to Guildford, Godalming or Horsham.

Unfortunately due to head lease restrictions, pets are not permitted at Gladstone House and the apartment is not suitable for children under 10 years old.

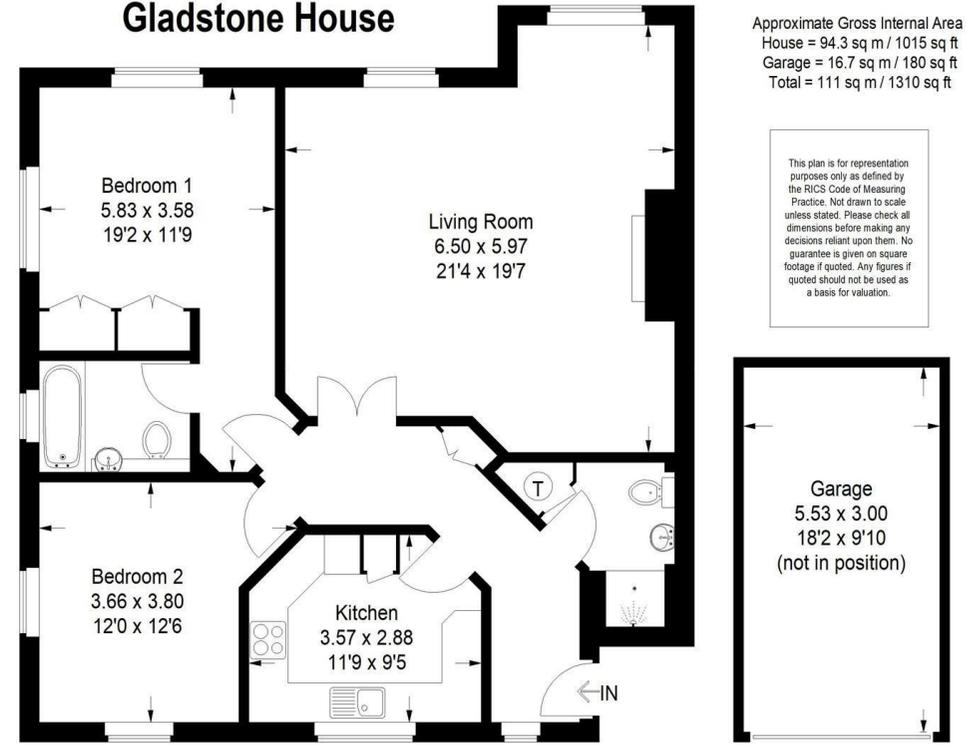
MAINTENANCE CHARGE: Covering water & sewerage charges, external window cleaning and maintenance of all common parts of the building, maintenance of the parkland grounds and entrance gates - tenants contribute £100 per month (towards total service charges of c£400 pcm)

Waverley Borough Council Tax band F: £3,031.58 (2022/23)

The apartment is available in September.



Gladstone House



Guildford

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