



Flat 67 Bramley Grange Horsham Road

Bramley Surrey GU5 0ER

Asking Price: £215,000 Leasehold



- Set in The Conservation Area & Only Short Walk of Bramley High Street
- No Onward Chain
- Balcony with Lovely Outlook Over the Communal Gardens
- Living Room with Balcony
- Kitchen
- Double Bedroom
- Bathroom
- Electric Heating
- Beautifully Maintained Communal Gardens
- Allocated Parking (TBC)



A one bedroom first floor flat with balcony forming part of the prestigious Bramley Grange development which is set in the conservation area and very conveniently located within a short walk of Bramley High Street with its excellent range of shops and local amenities.





Guildford Main Line Station – 3.8 miles (Waterloo approx 40 mins)

Shalford Station – 1.7 miles Bramley Centre – 0.1 miles

Guildford Centre – 3.8 miles Godalming Centre – 3.7 miles

Gatwick – 24.6 miles Heathrow – 23.3 miles

A3 – 5.2 miles M25 – 12.5 miles M3 – 17.3 miles

Lease Term – 999 from 7th March 2003

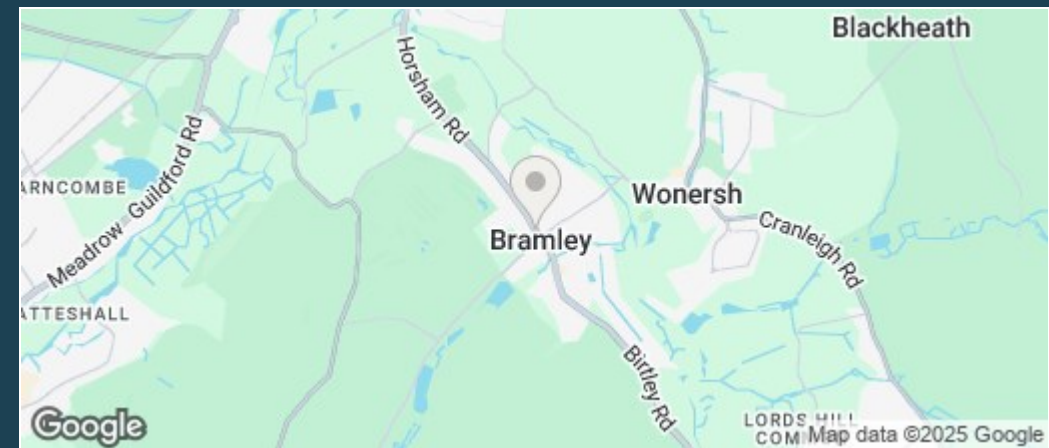
Ground Rent – Peppercorn Service Charge - £3120 P.A.

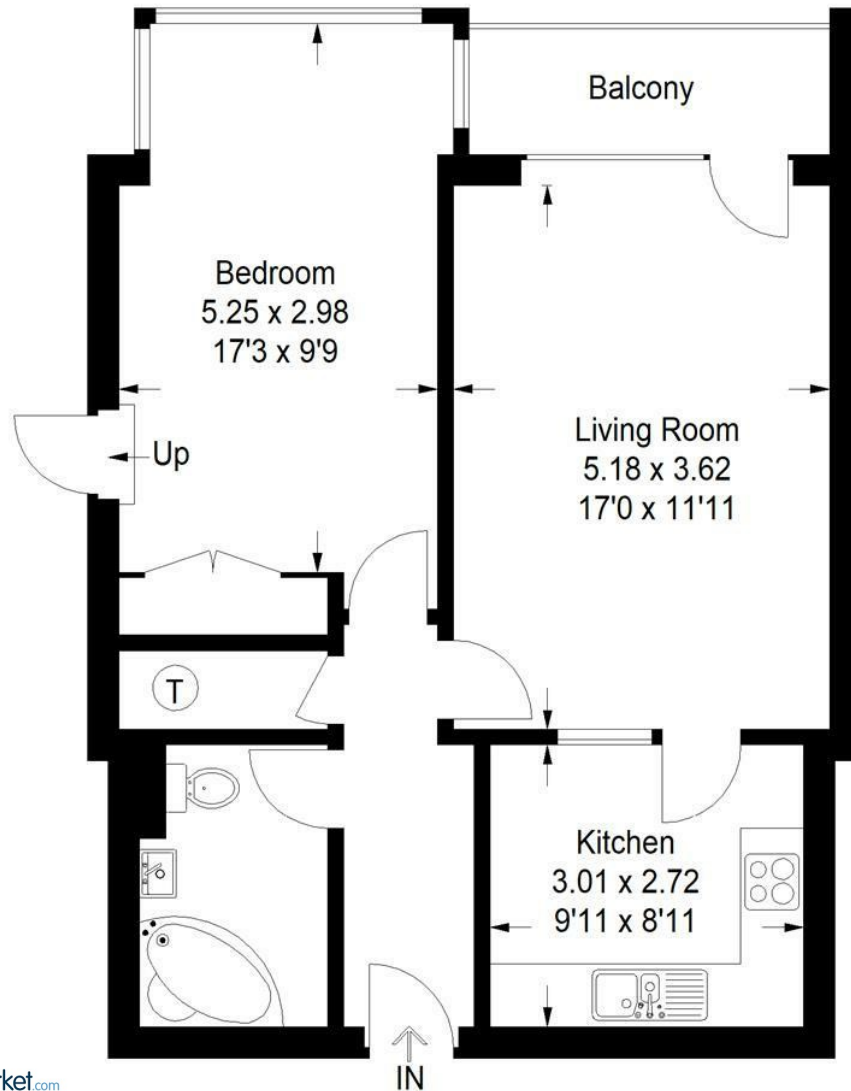
Energy Efficiency Rating C

Council Tax Band - C - Payable £2,082.16 (2024/25)



Travelling from Shalford village proceed southwards on the A281 for approximately 1.3 miles and on entering the village of Bramley, Bramley Grange will be seen immediately on the right hand side before the roundabout.





APPROX. GROSS
INTERNAL FLOOR AREA
634 SQFT / 58.9 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.

First Floor



Emery &
Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.