



Flat 67a Bramley Grange Horsham Road

Bramley Surrey GU5 0ER

Asking Price: £325,000 Leasehold





- Set in The Conservation Area & Only Short Walk of Bramley High Street
- No Onward Chain
- Balcony with Lovely Outlook Over the Communal Gardens
- First Floor Flat with Private Lift
- Living/Dining Room with Access to Large Balcony
- Kitchen
- Two Double Bedrooms & Two Bathrooms
- Double Glazing
- Beautifully Maintained Communal Gardens
- Allocated Parking (TBC)



A very spacious two bedroom first floor apartment with its own private lift and large balcony forming part of the prestigious Bramley Grange development set with 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

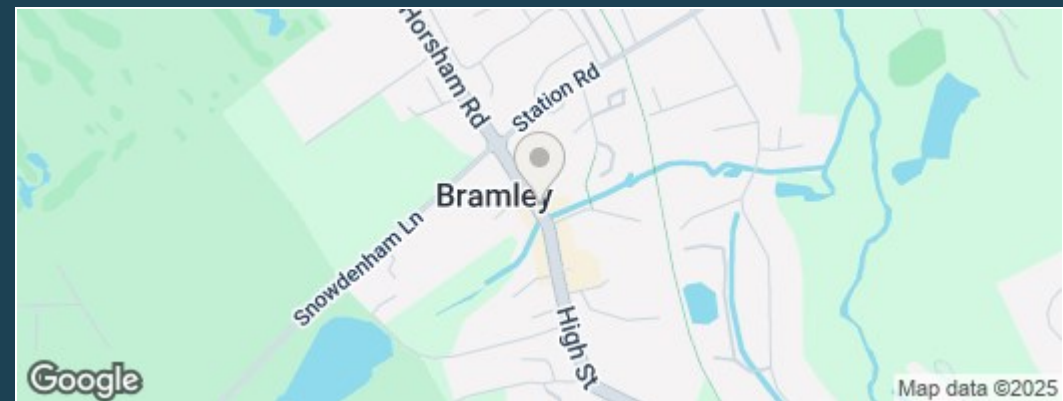
Ground Rent – Peppercorn Service Charge - £3120 P.A.

Energy Efficiency Rating C.

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



Directions: 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.





**Emery &
Orchard**
ESTATE AGENTS

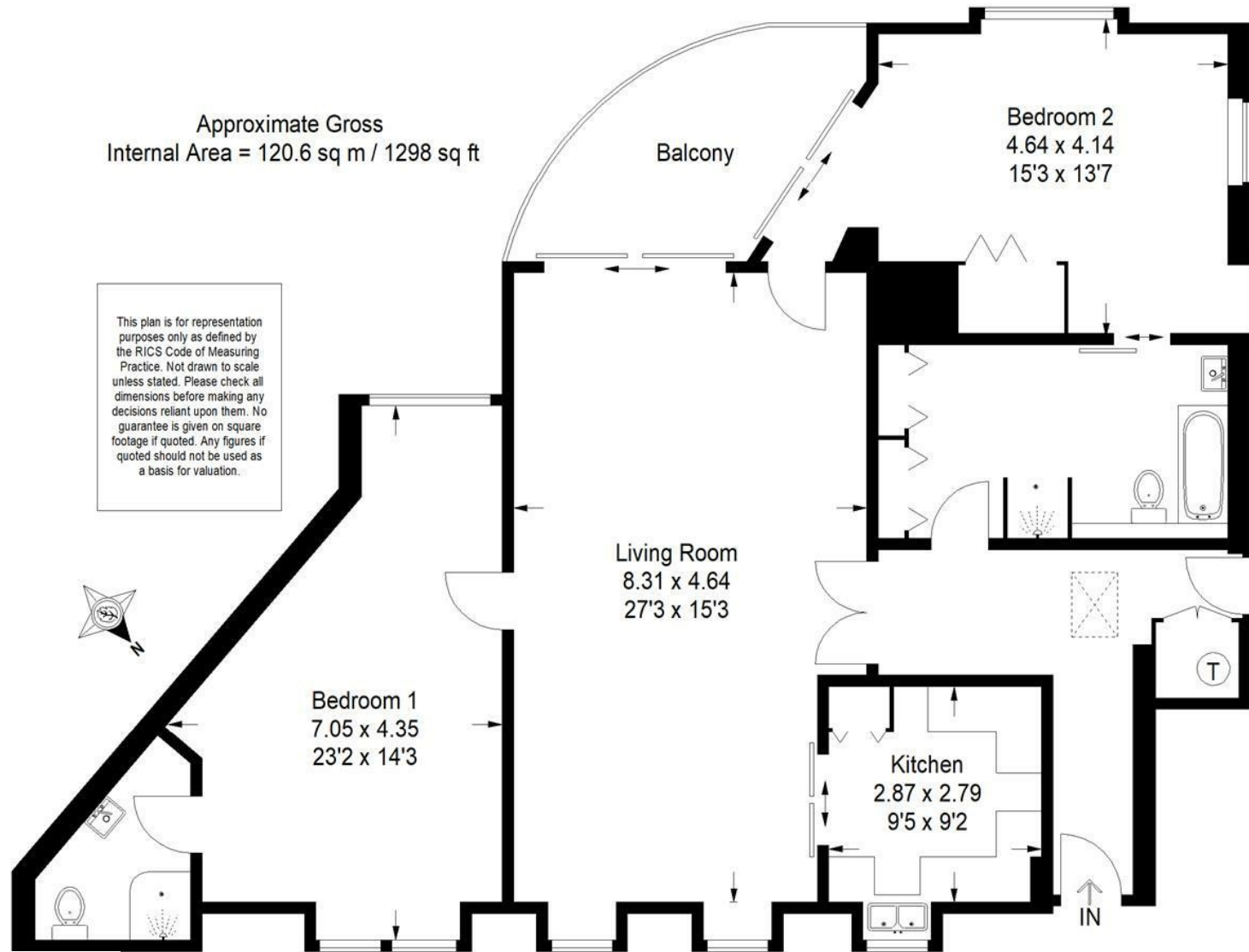
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Godalming
Surrey
GU7 1EB

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Approximate Gross
Internal Area = 120.6 sq m / 1298 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.



First Floor

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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.

