

# Elmbridge Village

RETIREMENT  
VILLAGES

Elmbridge Village is a thriving community where you can join in everything, or simply relax.

## 11 RODING CLOSE



*A two bedroom first floor apartment which has been modernised to match the expectations of our customer.*



Apartment



2 Bedrooms



1 Bathrooms

### Key features:

- Newly modernised
- Views over landscaped gardens
- 2 bedrooms
- EPC Rating: B

**£2,850**

Monthly Inclusive Charge

## Roding Close, Elmbridge Village, Cranleigh, GU6

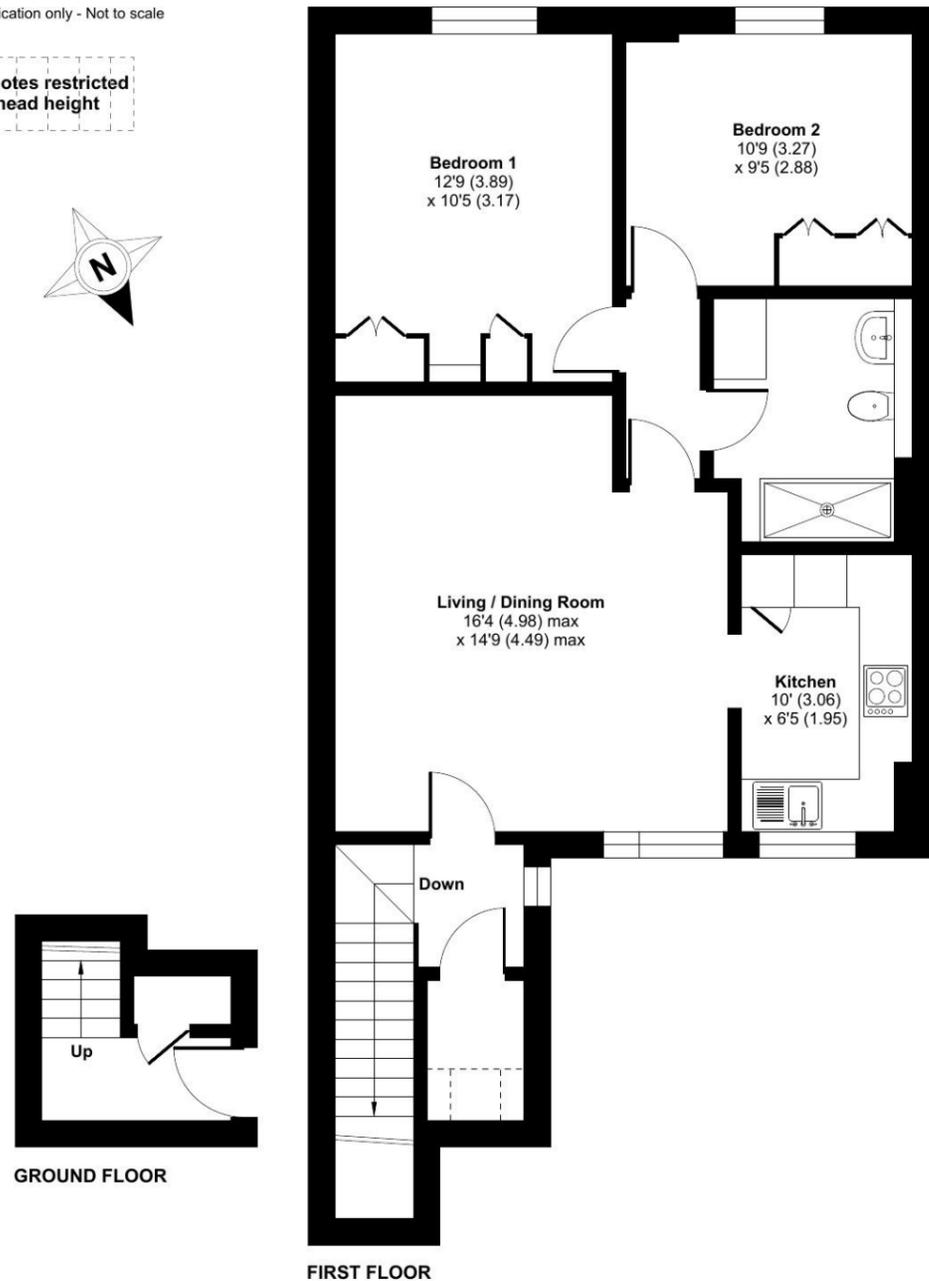
Approximate Area = 768 sq ft / 71.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 776 sq ft / 72 sq m

For identification only - Not to scale

Denotes restricted head height



Talk to the team today to find out more or to arrange a visit:

01483 672 629 | [ElmbridgeVillageSales@retirementvillages.co.uk](mailto:ElmbridgeVillageSales@retirementvillages.co.uk)



IRC | Integrated Retirement Community





# Elmbridge Village is a thriving community where you can join in everything, or simply relax.

Elmbridge is just outside Cranleigh, eight miles southeast of Guilford. It has a vibrant high street made up of independent shops, cafes, restaurants and typical amenities such as supermarkets, leisure and health centres. From festivals and arts to the Cranleigh Bowls Club and the Cranleigh Cricket Academy, there is plenty going on year round.

## Amenities and features:

- Nature walk and allotments
- On site restaurant, bar and lounge
- A village shop
- Wellness centre
- Hair salon
- A packed calendar of events

A modernised first floor apartment featuring a fully fitted kitchen with integrated appliances including a dishwasher, fridge freezer and eye level electric oven. Two bedrooms, large bathroom with walk in shower, utility cupboard housing washer dryer.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within in 27 acres of landscaped grounds. Located near the charming Cranleigh village, Elmbridge offers residents a range of amenities such as a restaurant, a lively bar, village hall, hair salon, croquet lawn, on-site store, library, and regular doctor's surgeries. Those with green fingers can enjoy our lively allotments, and there's a beautiful walking meadow and daily bus service for a well-rounded lifestyle.

