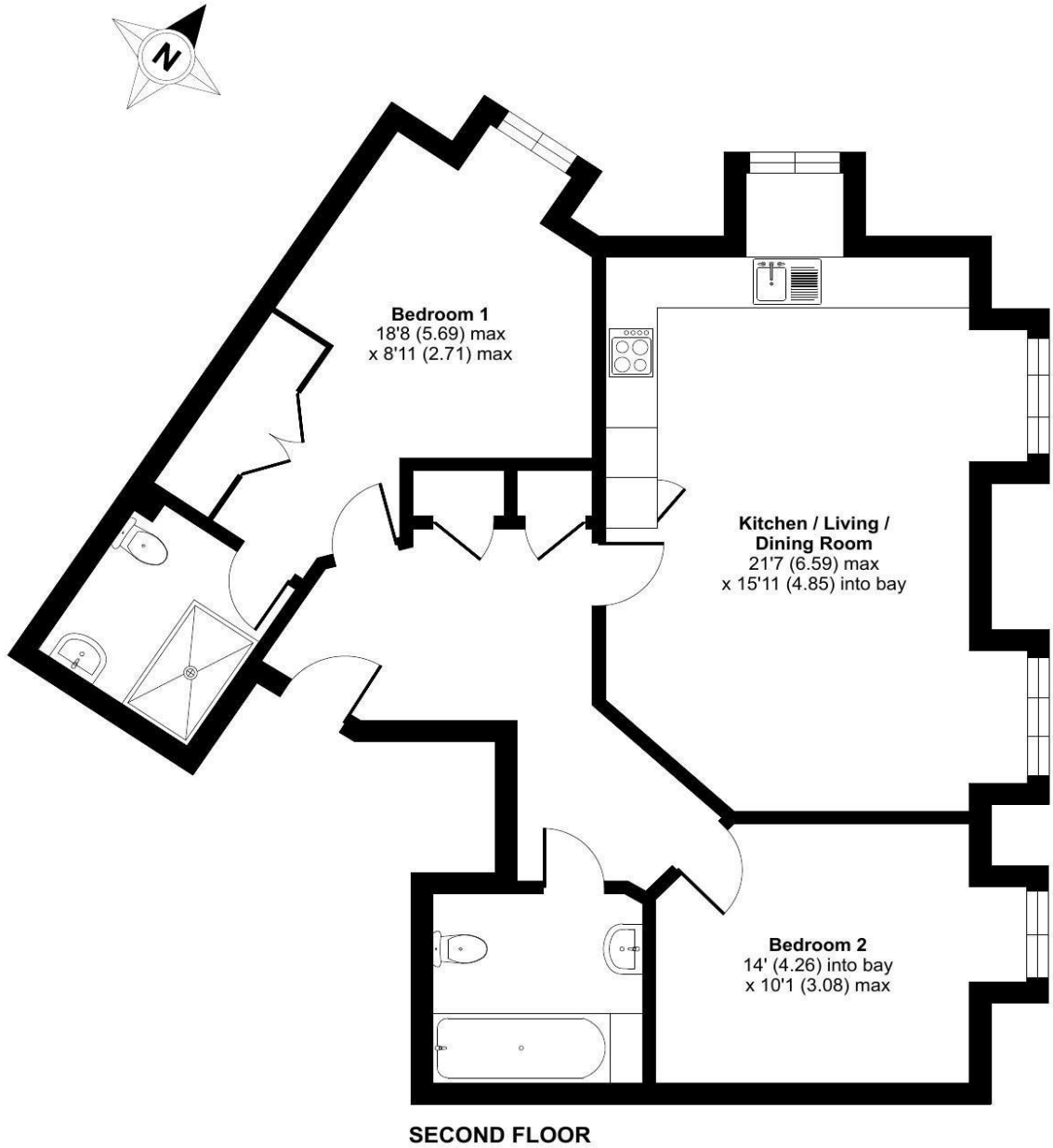


Essex Drive, Cranleigh, GU6

Approximate Area = 885 sq ft / 82.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Retirement Security Limited. REF: 1357826

Talk to the team today to find out more:

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ElmbridgeVillageSales@retirementvillages.co.uk

Elmbridge Village
Essex Drive
Surrey
GU6 8FT



Setting Standards for Retirement Communities

IRC Integrated Retirement Community

A welcoming community that puts wellbeing & lifestyle first.

RETIREMENT VILLAGES



12 Elmbridge Manor

A first floor two bedroom apartment with lift access, set within Elmbridge Manor and perfectly placed for enjoying all its amenities

£435,000.00

Other charges apply

Leasehold



Apartment



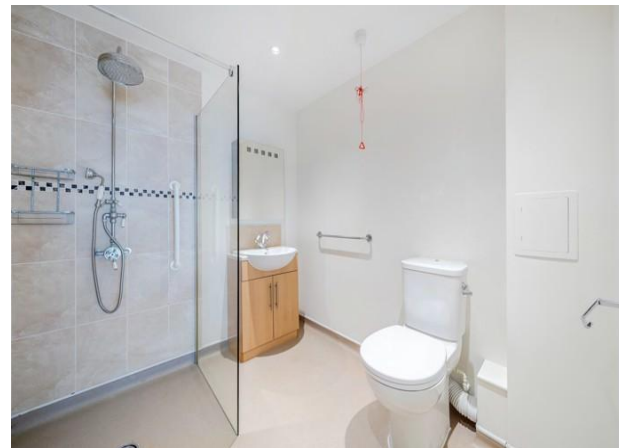
2 Bedrooms



2 Bathrooms

Key features:

- Lift serviced
- Two bathrooms
- Convenient access to all the facilities
- EPC Rating: C



The front door opens to a spacious hallway which leads to the rest of the accommodation. Open plan reception room with modern fully fitted kitchen featuring integrated appliances including a Zanussi fridge/freezer, Indesit washer dryer, Zanussi dishwasher, Neff oven and hob with space for a table. Master bedroom with fitted wardrobes and en suite wet room featuring a large walk in shower, wc and wash hand basin. Second double bedroom with fitted cupboards. Separate bathroom with bath, wash hand basin and wc.

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.

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

Packed full of amenities and features:

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

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.

