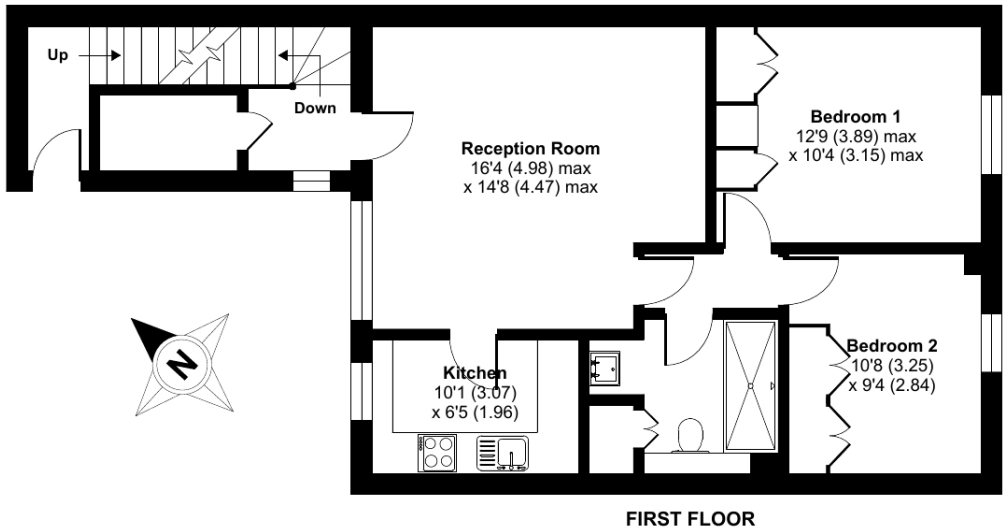


Ilford Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 748 sq ft / 69.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Retirement Villages. REF: 1161093

Talk to the team today to find out more:

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Elmbridge Village
Cranleigh
Surrey
GU6 8TR



Elmbridge Village

RETIREMENT
VILLAGES

*Friendly and Engaging with
Amenities to suit all..*



19 Ilford Court

*Two bedroom flat offering views
across the walking meadow and
communal gardens*

£165,000
Other charges apply
Leasehold



2 Bedrooms



1 Bathrooms



Apartment

Key features:

- **Two bedrooms**
- **Stairlift**
- **Views across meadow**
- **EPC Rating: C**



From the front door the staircase leads up to the large sitting/dining room which leads to the rest of the accommodation. The property benefits from a stairlift for easy access. At the top of the stairs on the landing is a large storage cupboard. Additional storage is also available in the large attic which has a loft ladder. The kitchen is fitted with a range of wall and base units and has space for a cooker and fridge freezer. Both bedrooms offer fabulous views over the walking meadow and each has a range of fitted cupboards. The shower room is designed to be wheelchair accessible and has a non-slip floor and is fitted with a wash and dry wc, wash hand basin, washing machine and shower chair and easy access controls. There is a large airing cupboard housing the boiler.

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 just simply sit back and relax.

Packed full of amenities and features:

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

Elmbridge Village is just outside Cranleigh, eight miles southeast of Guildford. It has a vibrant high street made up of independent shops, cafés, 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.

