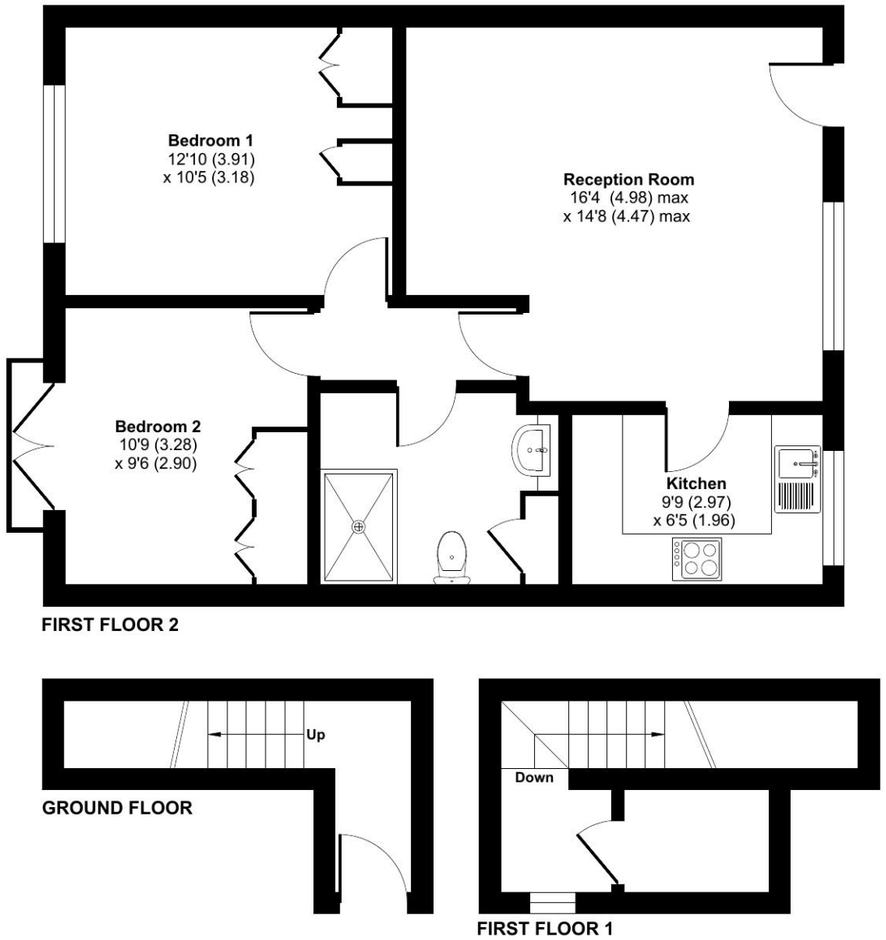
Ilford Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Retirement Villages. REF: 1187926

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

01483 672 629 | ElmbridgeVillageSales@retirementvillages.co.uk

The Property Ombudsman | naea | propertymark PROTECTED | ARCO | IRC Integrated Retirement Community | UK GBC

Elmbridge Village

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

RETIREMENT VILLAGES

21 ILFORD COURT

Newly refurbished two bedroom first floor property with views over the gardens. Brand new fully fitted kitchen and wet room.

£2,350
Monthly Rent

Apartment | *2 Bedroom* | *1 Bathroom* | *Juliet Balcony*

Key features:

- Fully refurbished to include new kitchen and bathroom
- Juliet balcony overlooking walking meadow
- Monthly rent includes village services
- EPC Rating: C

A fully refurbished two bedroom first floor property. Stairs from the ground floor lead up to the main living/dining room. Door opens to brand new fully fitted kitchen with integrated Neff appliances including slimline dishwasher, fridge freezer, electric oven and hob.

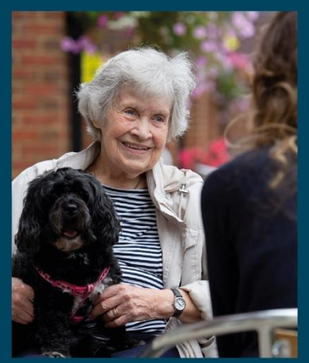
Two bedrooms with fitted cupboards .

Wet room with level access shower, low level wc and wash hand basin. Utility cupboard with 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.

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**