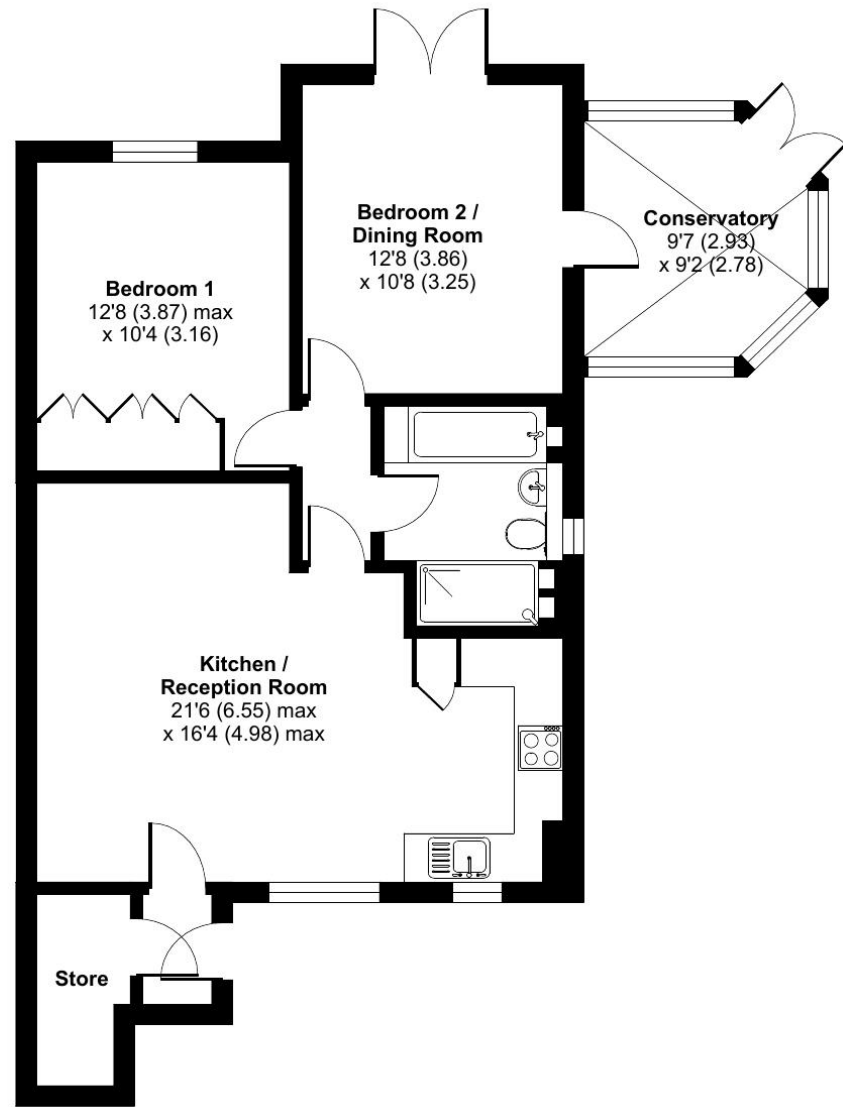


**Ilford Court, Elmbridge Village, Cranleigh, GU6**

Approximate Area = 803 sq ft / 74.6 sq m  
For identification only - Not to scale



GROUND FLOOR

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)



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# Elmbridge Village

RETIREMENT  
VILLAGES

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

## 22 Ilford Court



*Beautifully presented spacious apartment with a south-westerly view across the walking meadow from the conservatory.*



Apartment



2 Bedrooms



1 Bathrooms



Conservatory

### Key features:

- Probate Awaited
- Beautifully presented
- Extensive views across Gardens
- EPC Rating: C

**£410,000**  
**Leasehold\***



# 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

The front door opens to an inner hallway featuring a large understairs cupboard and paneled door to the rest of the accommodation. The door opens to an open plan sitting/dining room which offers spacious accommodation and ease of living. The fully modernised kitchen has a range of eye and base units with complementary worksurfaces and includes an integrated Zanusso washer dryer, fridge/freezer, Neff eye level electric oven with slide and hide door, a separate Neff microwave and an electric hob.

Double bedroom with built-in wardrobes and views across the gardens and the walking meadow. The second bedroom offers a flexible second bedroom with views to the walking meadow and leads through to the south-westerly facing conservatory giving an additional bright, light living area. The conservatory has French doors to the patio and features underfloor heating.

The bathroom has been designed for comfort and ease whilst of a high quality featuring Porcelanosa tiles and features a bath and separate level access shower with useful lit niches, wc and wash hand basin and heated towel rail.

