

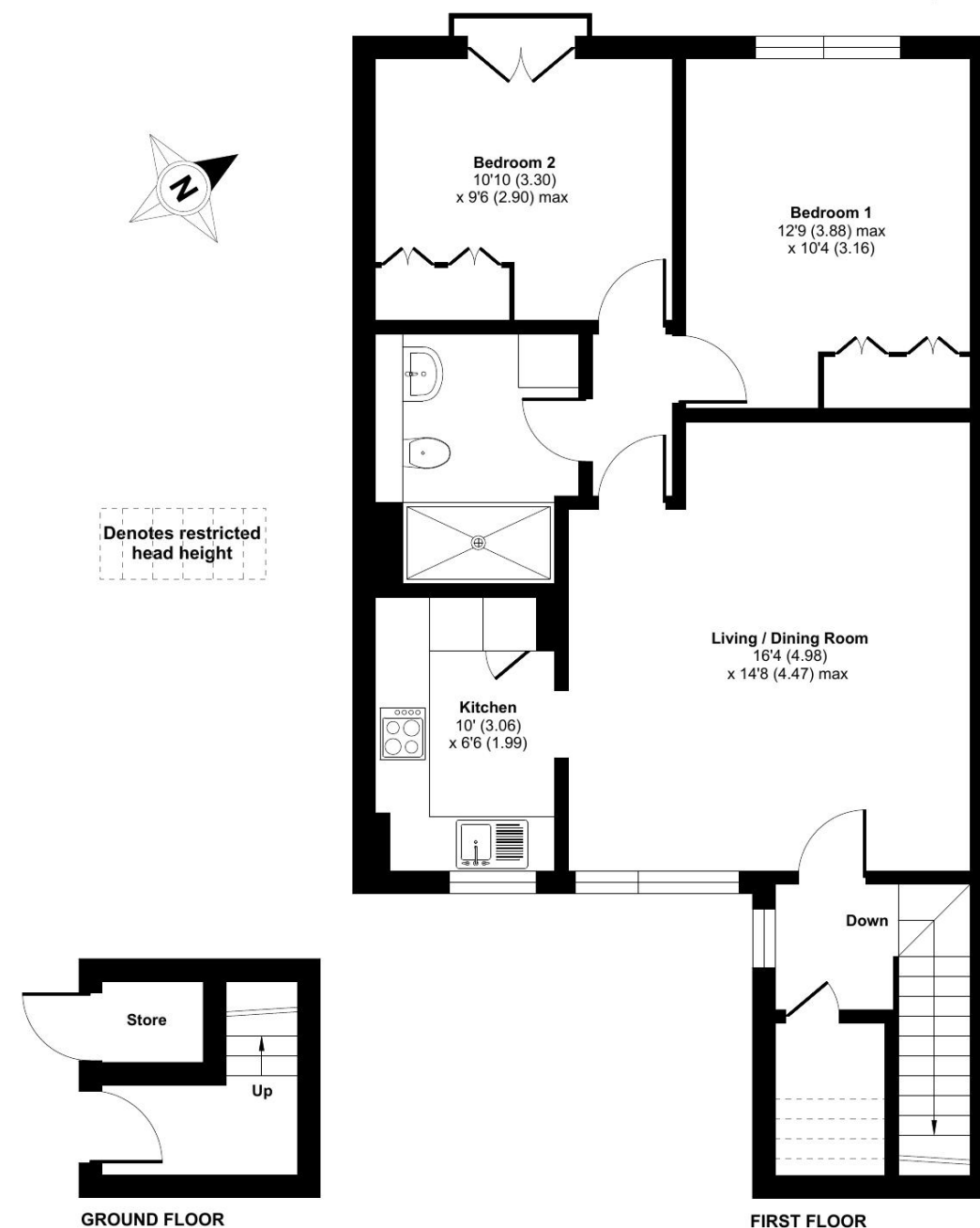
## Roding Close, Elmbridge Village, Cranleigh, GU6

Approximate Area = 742 sq ft / 68.9 sq m (excludes store)

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 753 sq ft / 69.9 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). © nchecom 2025. Produced for Retirement Security Limited. REF: 1361284

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..*



## 22 Roding Close

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

**£2,850**  
**Monthly inclusive charge**



2 Bedrooms



1 Bathroom



Apartment

*Key features:*

- Modernised first floor
- apartment Juliet balcony
- Garden views
- EPC Rating: TBC





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.

# 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.

