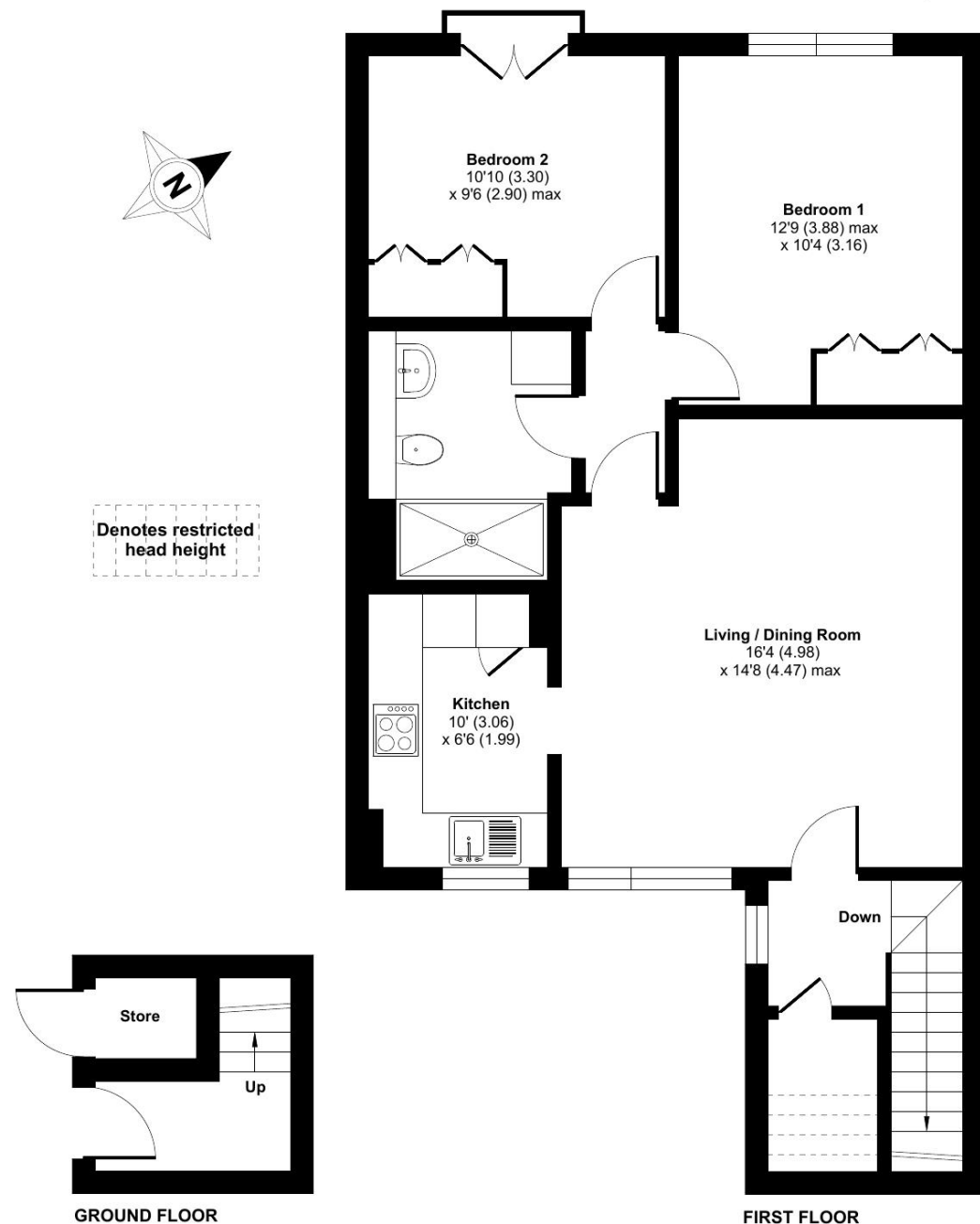


Roding Close, Elmbridge Village, Cranleigh, GU6

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

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

£195,000

**Other charges apply
Leasehold**



2 Bedrooms



1 Bathroom



Apartment

Key features:

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

Talk to the team today to find out more:

01483 672 629
 ElmbridgeVillageSales@retirementvillages.co.uk

Elmbridge Village
 Cranleigh
 Surrey
 GU6 8TR





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.



Included in the price is a Senior Moves downsizing package. Please ask for further details.

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.

