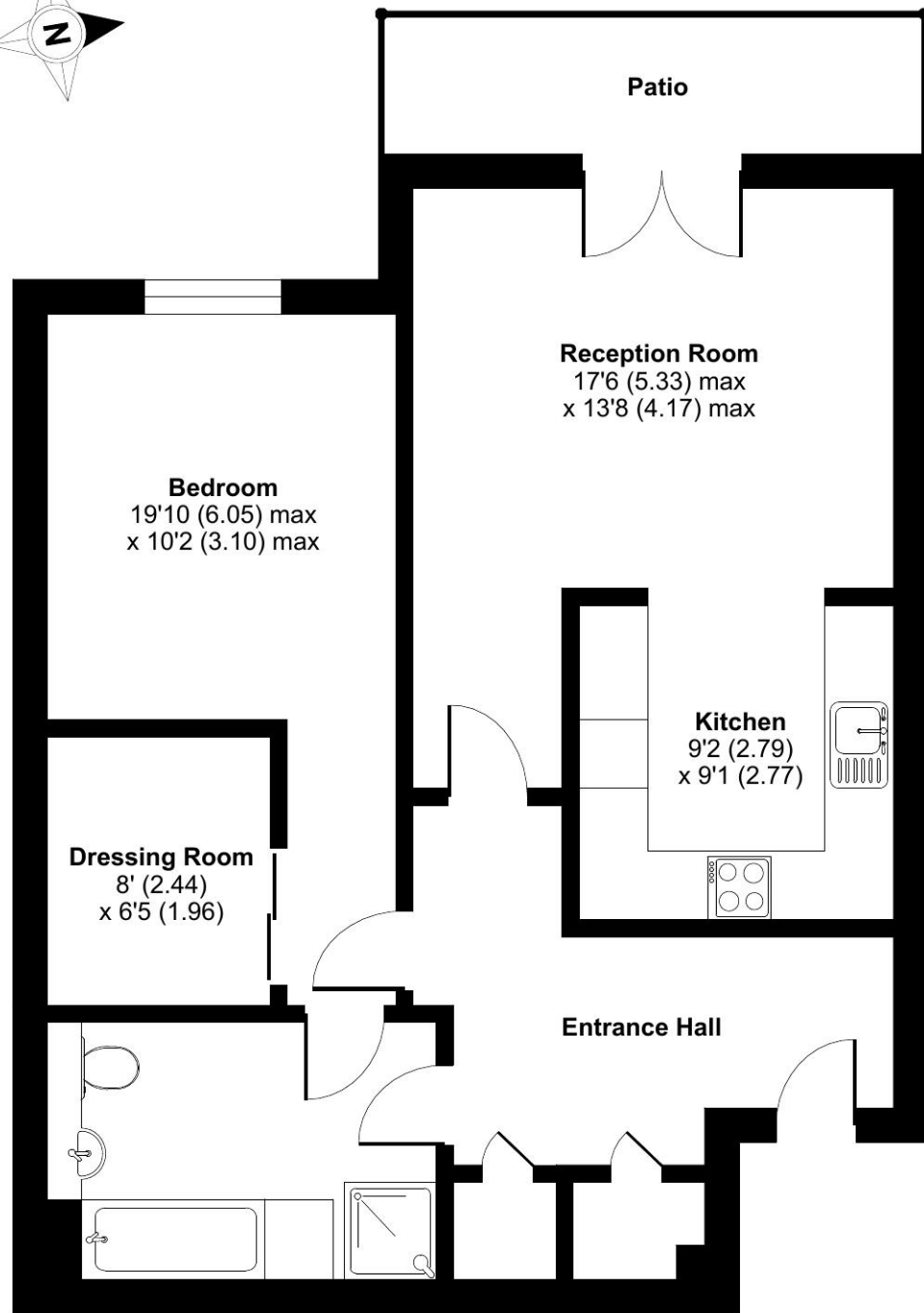


Essex Drive, Cranleigh, GU6

Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Retirement Villages. REF: 1003270

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

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IRC | Integrated Retirement Community



Elmbridge Village

RETIREMENT VILLAGES

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

7 Arun House



A spacious one bedroom ground floor apartment with a west facing aspect offering views across the croquet lawn directly opposite the Manor offering ease of access to all the facilities.



Apartment



1 Bedroom



1 Bathroom



Balcony

Key features:

- Terrace
- Spacious accommodation
- Close to all the facilities
- EPC Rating: B

£3,250

Monthly inclusive charge



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

Ideally located opposite Elmbridge Manor and with views to the croquet lawn. The front door opens to a spacious hallway with 2 storage cupboards and access to the rest of the apartment. Open plan sitting room/kitchen with double glazed doors leading to a small terrace. Modernised fully fitted kitchen featuring integrated appliances including a Neff eye level single oven and hob, Zanussi dishwasher, washer dryer and fridge freezer. All the units are slightly lower and deeper to maximise accessibility and storage space. A spacious double bedroom with a large walk-in wardrobe and en suite bathroom with bath, separate shower WC and wash hand basin. The bathroom can also be accessed via the hallway.

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.

