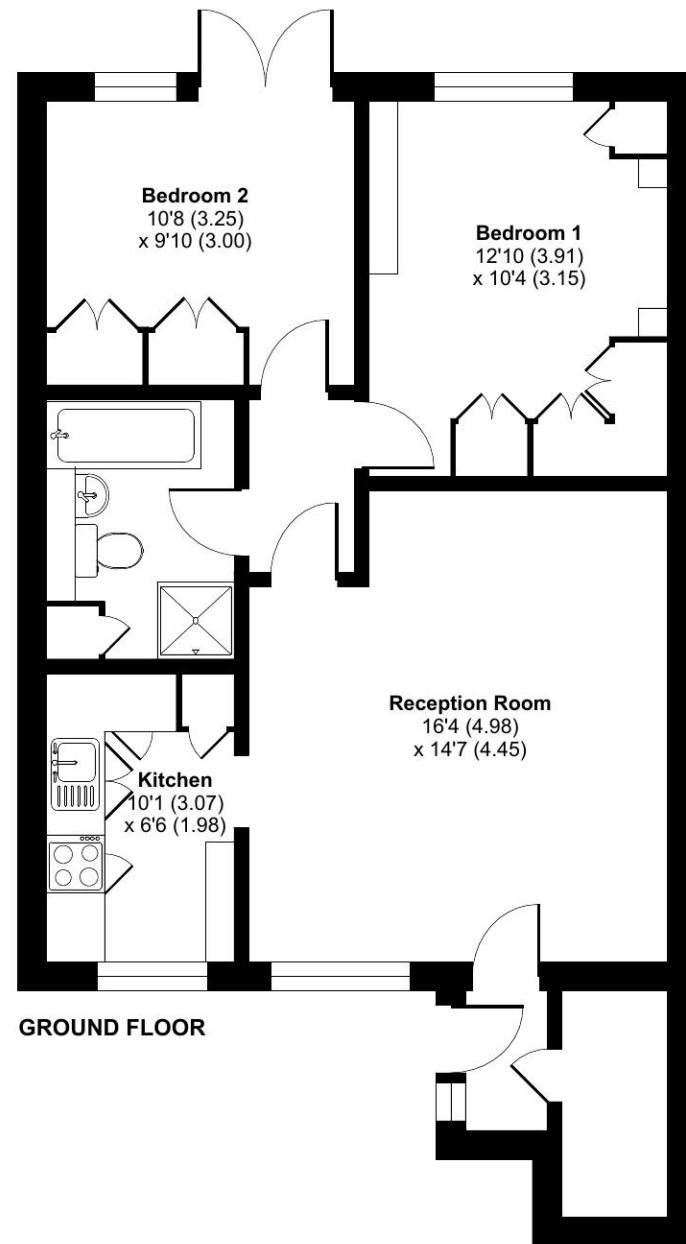


Ilford Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 693 sq ft / 64.4 sq m
For identification only - Not to scale



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

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Elmbridge Village

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

RETIREMENT
VILLAGES

8 Ilford Court



Discover comfort and community in this two-bedroom garden flat with views to the allotments



Apartment



2 Bedrooms



1 Bathrooms

Key features:

- Allotment views
- Ample storage
- Two bedrooms
- EPC Rating: C

£285,000

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

Newly decorated throughout, this well-presented ground-floor two-bedroom apartment offers bright and comfortable living in an attractive setting. The front door opens into a inner hallway with a generous under-stairs storage cupboard, leading through to the living/dining room. Adjacent is a fully fitted kitchen, complete with an integrated eye-level Zanussi double oven, Firenzi hob, and a Candy integrated fridge-freezer.

The main double bedroom benefits from ample fitted wardrobes and pleasant views over the gardens, while the second bedroom provides additional built-in storage and features double doors opening onto a delightful private patio, with the allotments and landscaped grounds beyond. The bathroom is well equipped with a bath, WC, wash hand basin, and a separate shower for added convenience.

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.

