



49 Bramley Grange, Horsham Road, Bramley, Surrey, GU5 0ER CLARKE C·G GAMMON





## FLAT 49 - BRAMLEY GRANGE, HORSHAM ROAD, BRAMLEY, GUILDFORD, SURREY GU10 0EP

MAISONETTE WITH PRIVATE  
ENTRANCE

TWO BEDROOMS

SOUTHERLY-ASPECT PATIO  
AREA

WELL MAINTAINED  
COMMUNAL GROUNDS

NO ONWARD CHAIN

OPEN-PLAN  
KITCHEN/RECEPTION SPACE

BATH & SHOWER ROOM

PARKING

CLOSE TO LOCAL SHOPS IN  
BRAMLEY

EPC: C



**A two-bedroom flat with parking and direct access to communal grounds; Bramley Grange is conveniently situated in the centre of the village, just moments from local shops, the Downs Link and nearby towns include Guildford & Godalming. No onward chain.**

### THE PROPERTY

A two-bedroom flat that may now require a degree of updating and modernisation benefiting from a parking space and direct access to communal grounds and gardens. This flat is larger than others within the block and located in what was the old hotel reception area. It is conveniently situated in the centre of Bramley village, just moments from the local parade of shops catering for day-to-day needs and allowing easy access to nearby towns of Guildford, Godalming and Cranleigh.

Accommodation comprises: entrance hall with wood flooring; living/dining room with wood flooring and doors opening to patio area and communal gardens beyond; open-plan kitchen fitted with a range of cream units and laminate worktops, integrated appliances to include Neff double oven and Neff electric hob with Smeg extractor chimney above, Candy dishwasher, walk-in storage cupboard housing MegaFlo and tiled floor; bedroom one with a range of fitted wardrobes and units, doors opening to patio area and communal gardens beyond and en-suite bathroom fitted with a white suite comprising bath with shower above, basin with vanity units under, W.C., heated towel rail, fully tiled walls and tiled floor; study/bedroom two; shower room comprising corner shower cubicle, pedestal basin, W.C., heated towel rail, fully tiled walls and tiled floor. Other noteworthy points: secure communal entrance and telephone entry system.





### LEASE & SERVICE CHARGES

- > Lease: 999 years from 2002
- > Ground Rent: N/A (Share of Freehold)
- > Service/Maintenance Charges: £3,120 per annum (year ending March 2023) to include the cost of heating, which is supplied centrally plus water rates.

### SITUATION

Bramley is a pretty Surrey village, located south of Guildford and most of the Parish lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country and The Downs Link, which is a trail on a disused railway line forming part of the 37-mile shared route to the South coast. Bramley's High Street offers a selection of shops, including a Co-Op store, butchers/deli, general grocer's, fish & chip shop, The Nest coffee shop, Indian restaurant, travel agent, pet shop, an elite car showroom, a couple of pubs and Bramley golf club. Bramley CoE Infant & Nursery school is rated Outstanding and Catherine's private independent girl's school is a very highly-regarded and sought-after private girls school and consistently high-ranking in the UK league tables. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Both Cranleigh village and Godalming town centre are also close by. The nearest railway station is close by in Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 3 miles

GODALMING | 3.5 miles

SHALFORD STATION | 1.5 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

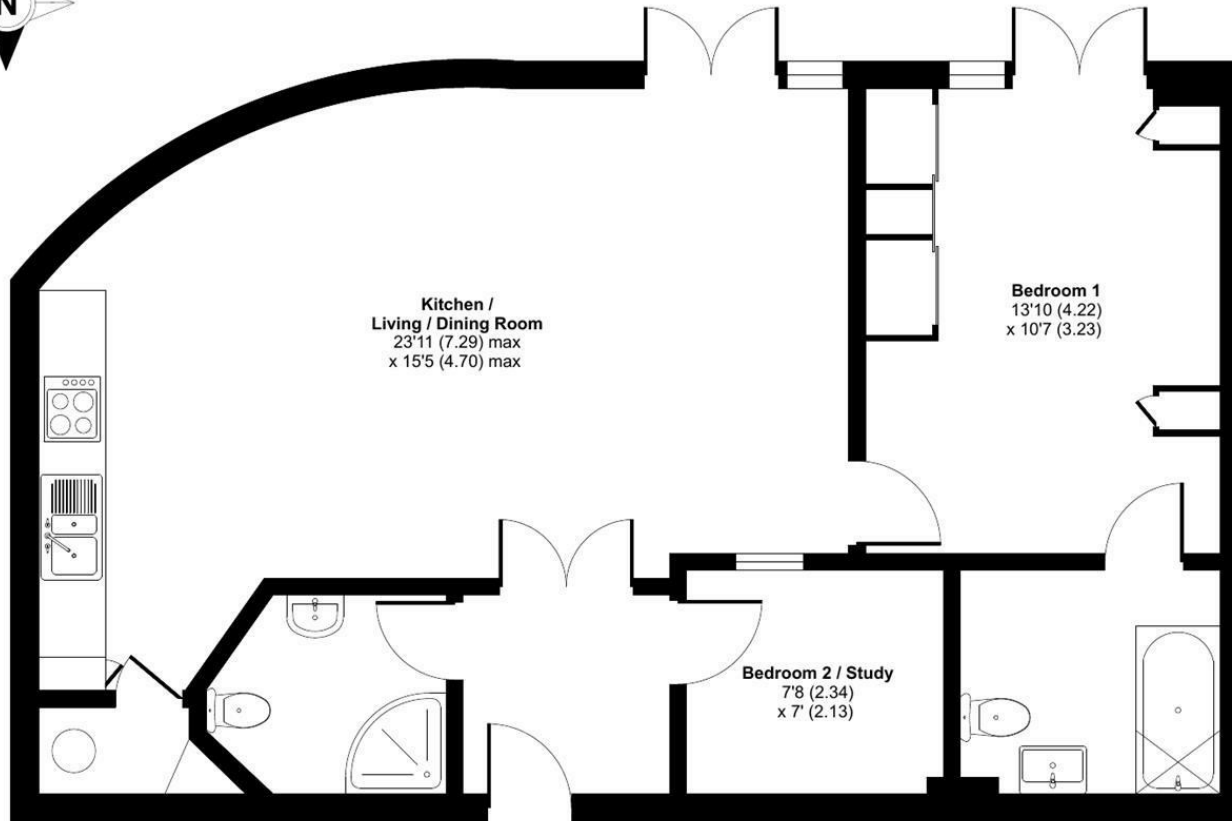
CENTRAL LONDON | 36 miles

GATWICK AIRPORT | 26 miles

# Horsham Road, Bramley, Guildford, GU5

Approximate Area = 717 sq ft / 67 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). © nitchcom 2022. Produced for Clarke Gammon. REF: 923665

## LOCAL AUTHORITY

Waverley Borough Council


## COUNCIL TAX

Band: C

## SERVICES

All mains services connected

12th April 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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## DIRECTIONS

SAT NAV REF: (Post Code: GU5 0ER)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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