



71 Bramley Grange, Horsham Road, Bramley, Guildford, Surrey, GU5 0ER

CLARKE



GAMMON

FLAT 71 - BRAMLEY GRANGE, HORSHAM ROAD, GUILDFORD, SURREY, GU5 0ER

ONE BEDROOM FIRST FLOOR FLAT

BALANCED ACCOMMODATION

SOUTH-WEST FACING PRIVATE BALCONY

POPULAR VILLAGE OF BRAMLEY

NO ONWARD CHAIN

WELL PRESENTED THROUGHOUT

MODERN KITCHEN & BATHROOM

WELL MAINTAINED COMMUNAL GROUNDS

MOMENTS FROM LOCAL PARADE OF SHOPS

EPC: C



A one-bedroom flat with private balcony allowing views across 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.

THE PROPERTY

A lovely flat with well-balanced accommodation that has been very well maintained by the current owners over the years and benefits from a private south-west facing balcony overlooking beautiful communal grounds and gardens. This flat is located in what was the original hotel building and being 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; living/dining room with a door opening directly to the private balcony allowing space for a bistro table and chairs; open-plan kitchen fitted with a range of white gloss units and laminate worktops, integrated appliances to include oven and electric hob with extractor fan above and laminate wood flooring; bedroom fitted with a range of wardrobes and shelving units including a pull-down double bed allowing clever use of space doubling up as a bedroom/study space; bathroom fitted with a white suite comprising bath with shower above, pedestal basin, W.C., heated towel rail, fully tiled walls and tiled flooring. Other noteworthy points: secure communal entrance; telephone entry system and communal laundry room.



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



Bramley, Guildford, GU5

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale

LOCAL AUTHORITY

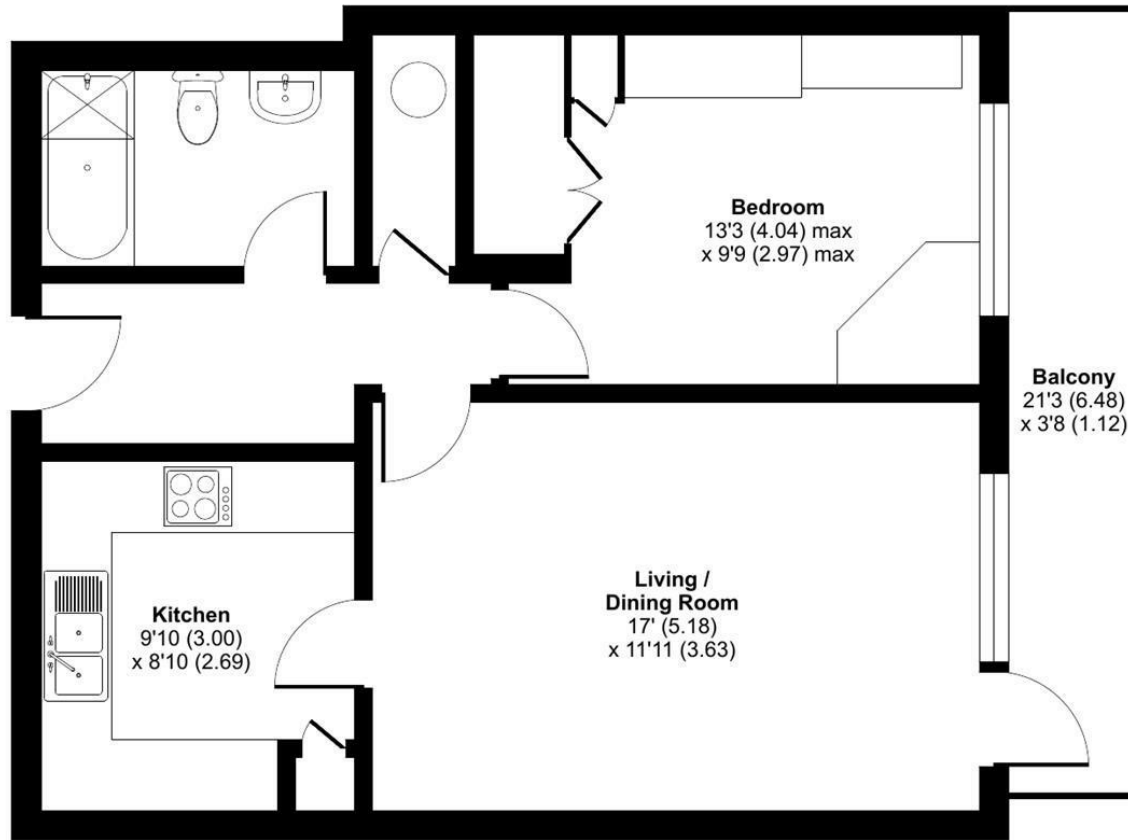
Waverley Borough Council

COUNCIL TAX

Band: C

SERVICES

All mains services connected



FIRST FLOOR

6th April 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 967928

CG GUILDFORD OFFICE

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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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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