



## Guildford

£430,000 (Share of Freehold)

Centrally located in Guildford and set in a very desirable and well regarded spot is this well proportioned and recently completely refurbished two bed ground floor flat. EPC Rating: D



Cranley manor boasts an enviable location. Close to the town centre and both of Guildford Stations with links directly into London Waterloo. There is a good selection of Schools in the local area including Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and Lanesborough.

The accommodation is spacious with two double bedrooms, an ensuite to the master bedroom and a family bathroom for the second bedroom. A large rear facing sitting room has lovely views to the communal gardens. Having recently been fully refurbished the property obviously has a sleek and stylish modern fitted bathroom and kitchen. The property also has the benefit of having two allocated parking spaces.

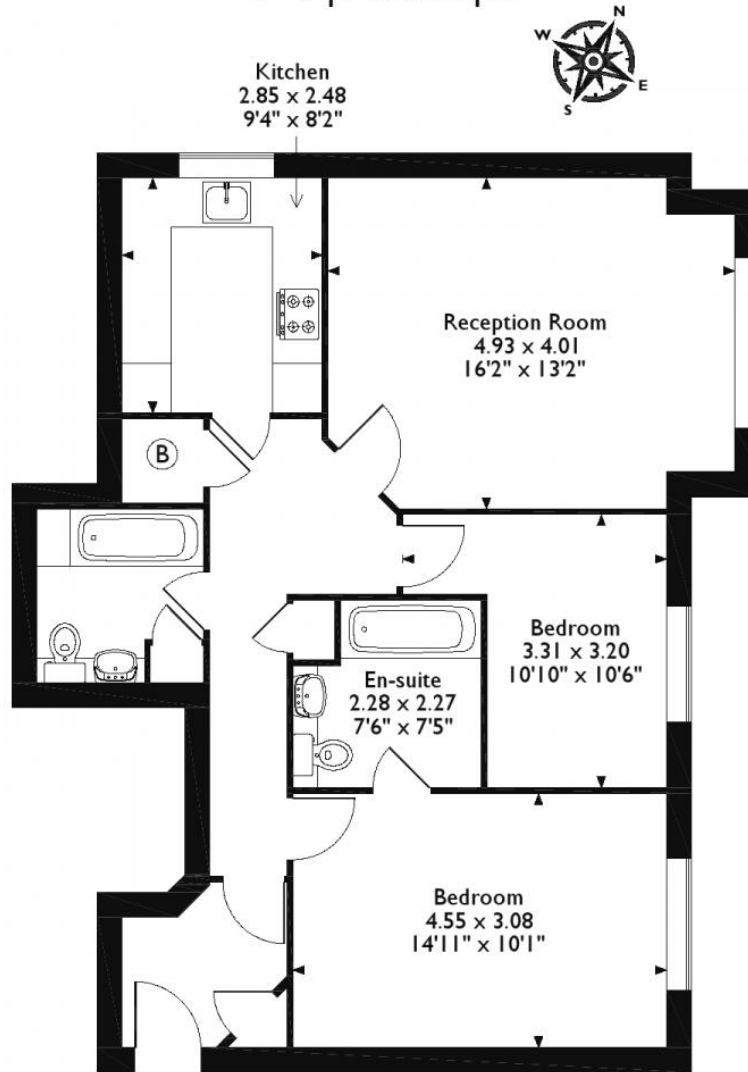
The High Street is within easy walking distance and is renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. Luxury boutiques are interspersed with chic caf  s and traditional tea houses, while the town's diverse range of bars and restaurants offer an eclectic menu for all tastes and experiences. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and

International airports.



# Floorplan

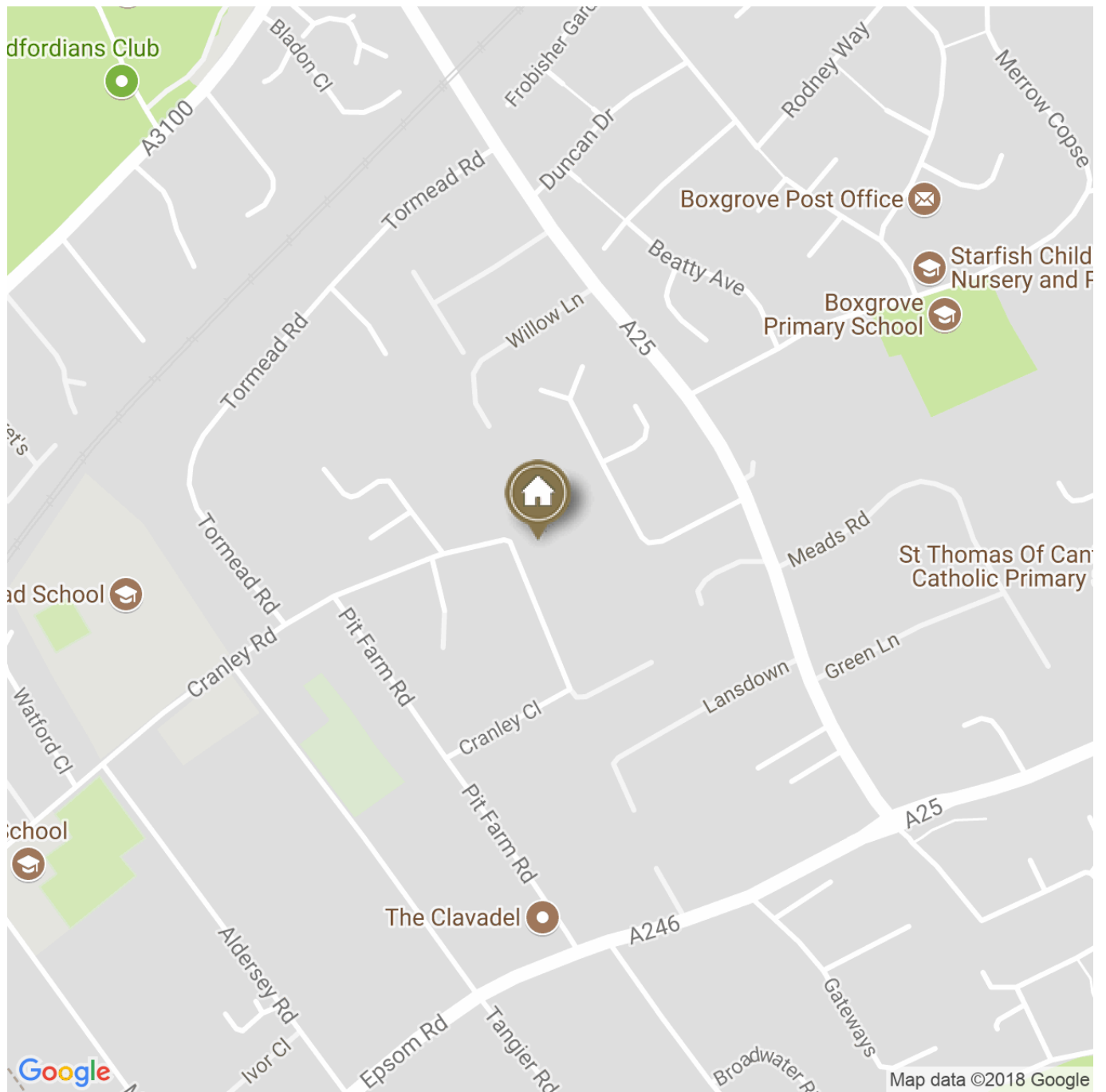
Approximate Gross Internal Area  
71 Sq M/768 Sq Ft



## Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions



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