



Flat 6, Stocklund Square. GU6 8RJ
£265,000



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ESTATE AGENT
Est. 1991



- Spacious three bedroom maisonette.
- Bright and sunny rear aspect
- Modern bathroom
- Gas fired heating
- Sunny garden roof terrace.
- Vacant possession

Council Tax band: C

Tenure: Leasehold

Lease details: A new lease is being created under the statutory lease extension procedure. Approx 125yrs

Service charge: £1,150 per annum

Ground rent: £575 per annum

EPC Energy Efficiency Rating: C

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars.



Flat 6

Stocklund Square Maisonettes, Cranleigh

There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

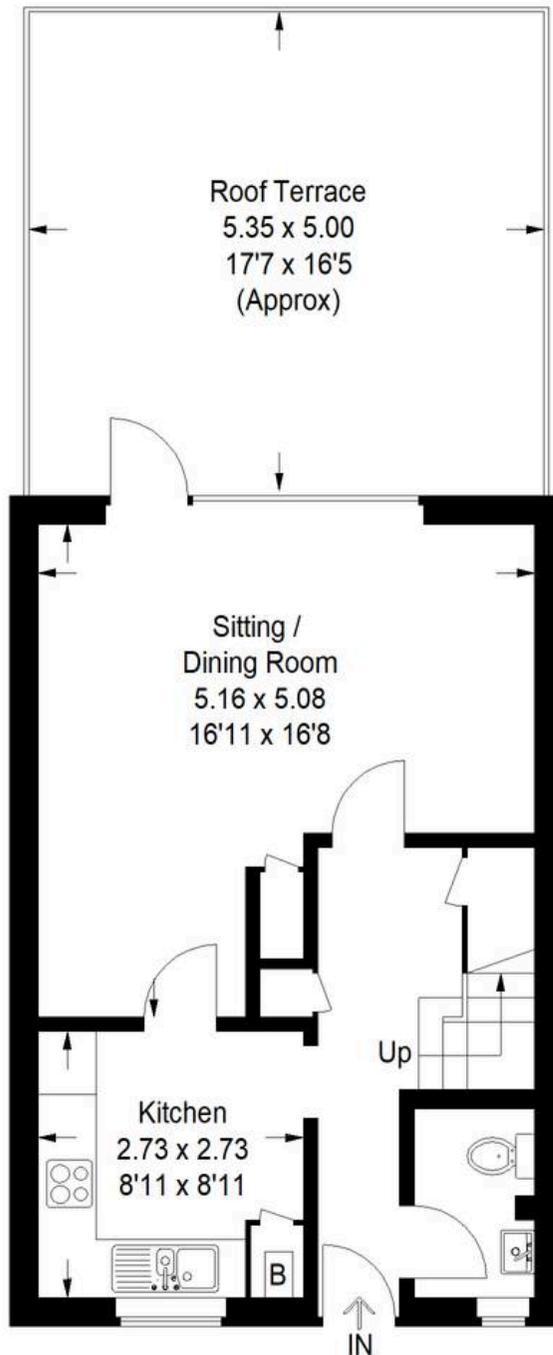
A spacious three bedroom maisonette with accommodation arranged over two floors, centrally located in the heart of the village centre. The property has an entrance hall with cloakroom off, fitted kitchen and bright and sunny lounge dining room with door to the garden roof terrace which enjoys a southerly aspect. Stairs rise to the first floor where there are three bedrooms all with built in wardrobe cupboards and a modern bathroom. Outside garden roof terrace with southerly aspect.



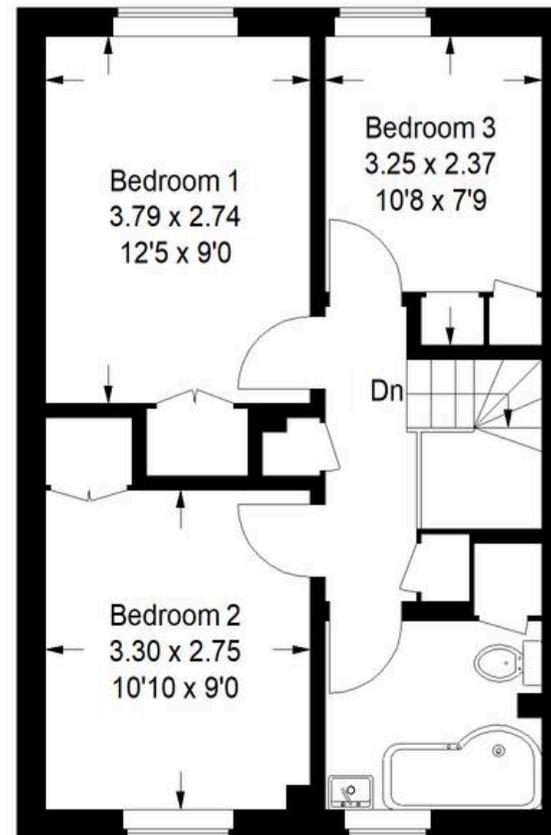


Stocklund Square, Cranleigh

Approximate Gross Internal Area
Ground Floor = 42.1 sq m / 453 sq ft
First Floor = 41.2 sq m / 443 sq ft
Total = 83.3 sq m / 896 sq ft



Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.