



2 Norfolk House, Guildford Road, Rowly
£275,000



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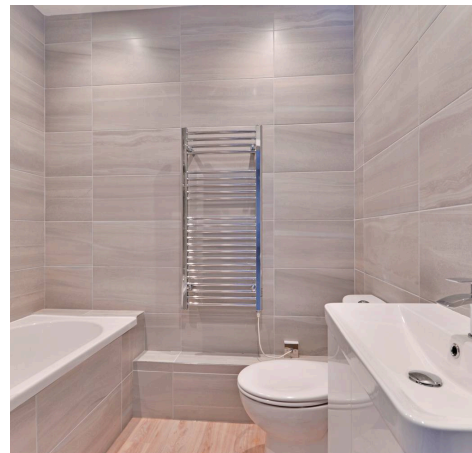

ESTATE AGENT
Est. 1991



2 Norfolk House

- Modernised contemporary kitchen with integrated appliances
- 2 generously sized bedrooms
- Light and airy open plan layout
- Contemporary re-fitted bathroom
- No chain
- Rights to park a car in the carpark
- Leasehold (125 years from Jan 2023)
- £300pa Buildings insurance contribution
- Council Tax band: C
- EPC Energy Efficiency Rating: E

A beautifully appointed two bedroom first floor maisonette situated on the outskirts of Cranleigh benefitting from having been updated recently and benefitting now from an open plan design with contemporary fitted kitchen including integrated appliances and a re-fitted bathroom. The layout is well planned with generous bedrooms including built in wardrobes in bedroom 1. The property comes with a long lease (approx 122 years) and the owner will be granted the right to park a car in the carpark to the front of the building. We highly recommend a viewing to appreciate this superb property which could be ideal for a first time buyer or a buy to let investor.

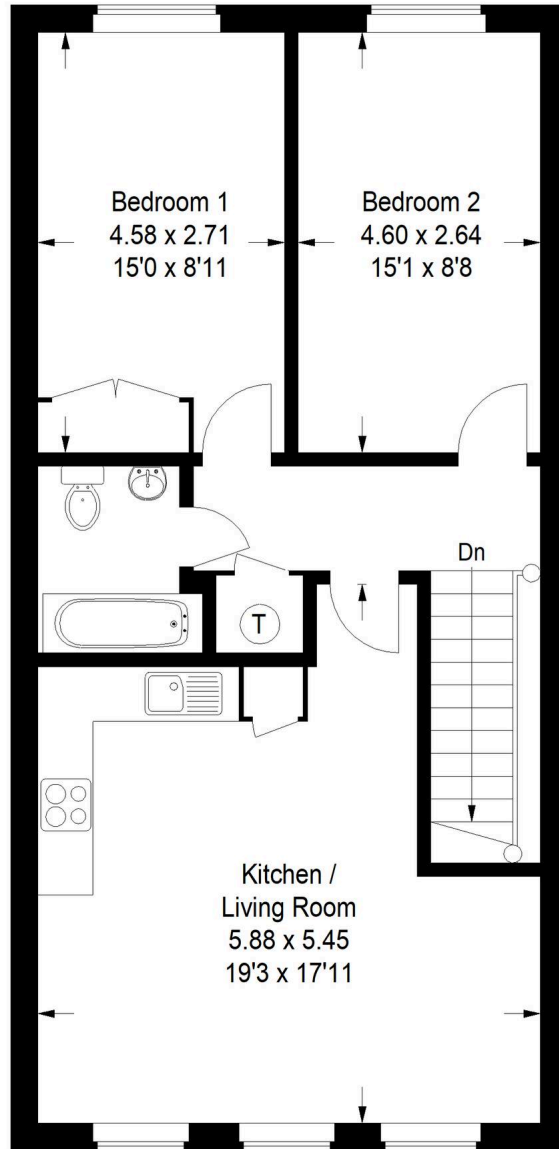


Please note some images have been digitally home staged for indicative purposes.

Guildford Road, Cranleigh



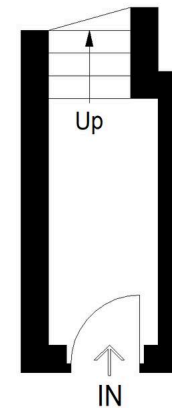
Approximate Gross Internal Area
Ground Floor = 4.2 sq m / 45 sq ft
First Floor = 65.7 sq m / 707 sq ft
Total = 69.9 sq m / 752 sq ft



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.



Ground Floor



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.