



**Plot 290, Leighwood Manor by Berkeley Homes**  
£750,000 - Top floor South facing with balcony





## Leighwod Manor - Plot 290

Lorimer Avenue, Cranleigh

- Balcony affording lovely Southerly aspect views
- Gated parking. Car barn with EV charger. 2 spaces included
- Show apartment launches 23rd May. Reserve your visit today
- Open plan kitchen/dining/living room with terrace access
- Kitchen island with Silestone waterfall worktop
- Underfloor heating and thoughtful details
- Under 5 minute walk to Cranleigh Village via Access to the Downs Link
- Village green, residents growing garden and community orchard surround Leighwood Manor
- Principal bedroom with dressing area and ensuite
- Integrated kitchen appliances including wine cooler



Tenure: Leasehold £340.59

Estate Charge: £1911.80

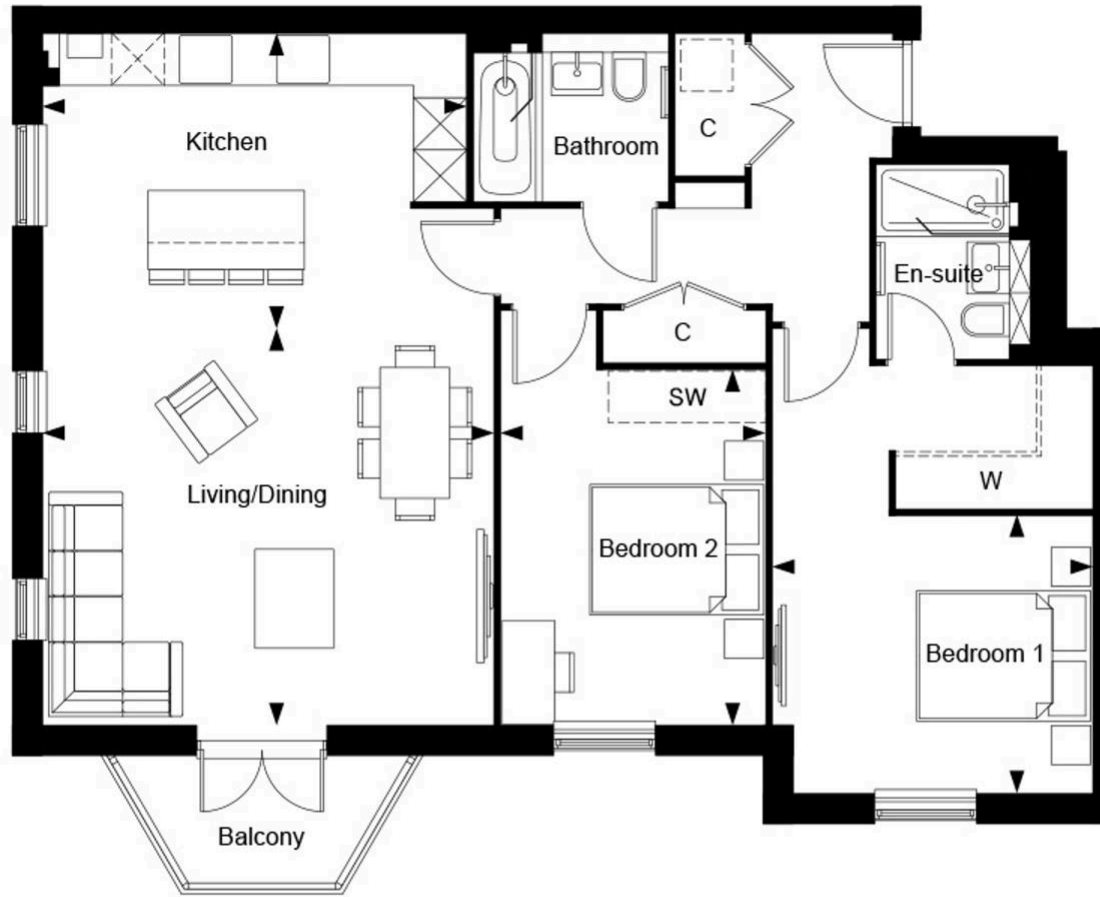
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Council Tax band: TBD

LEIGHWOOD  
— FIELDS —

CRANLEIGH



Leighwood Fields, Leighwood Manor - Property 290, Second Floor

Dimensions

Living/Dining	5.21m x 4.49m	17' 1" x 14' 9"
Kitchen	4.89m x 3.49m	16' 1" x 11' 5"
Bedroom 1	3.66m x 3.17m	12' 0" x 10' 5"
Bedroom 2	4.07m x 3.02m	13' 4" x 9' 11"
Total Area	94.1 sq.m	1013 sq.ft

Key

C	Cupboard
SW	Space for Wardrobe
W	Wardrobe



## Roger Coupe Land & New Homes Ltd

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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.