



9 Coves House, 51 Horsham Road, Cranleigh

£665,000 - Leasehold



**Beautifully appointed new build for the over 65's * 2 Double bedrooms
2 Shower Rooms (1 En-Suite) with Dressing Area * Open plan Kitchen/Living/Dining Room
Neff, Bosch and Fisher & Paykel appliances * Short distance from village centre
Private balcony * Communal lounge and other facilities * Parking * EPC Rating: B**

Cranleigh Coves is a new luxury development created exclusively for those enjoying life over 65s, situated a short distance from Cranleigh High Street. This 2 bedroom Second Floor Apartment includes a principal bedroom with en-suite and dressing area, a second double bedroom, separate shower room, open plan Kitchen/Dining area opening to the living room with balcony off. All apartments enjoy the use of a communal lounge and gardens and have allocated parking. This stunning apartment is now finished and ready to view, book your appointment today. Please note some images may be taken from the show apartment so for indicative purposes only.



TOTAL FLOOR AREA

101.44 M2 1,092 FT2

DIMENSIONS

LIVING ROOM

4.90M X 3.80M 16'0" X 12'5"

KITCHEN/DINING AREA

3.49M X 3.59M 11'5" X 11'9"

BEDROOM 1

4.64M X 3.07M 15'2" X 10'0"

BEDROOM 2

4.64M X 2.80M 15'3" X 9'2"

EN-SUITE

1.80M X 2.30M 5'10" X 7'6"

SHOWER ROOM

2.18M X 2.29M 7'1" X 7'6"

DRESSING AREA

3.34M X 2.48M 10'11" X 8'1"

UTILITY

0.91M X 1.72M 2'12" X 5'7"

CUPBOARD

0.85M X 1.41M 2'9" X 4'7"

BALCONY

1.19M X 3.66M 3'10" X 12'0"

KEY

B BOILER
CPD CUPBOARD
W WARDROBE

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

