



12 Coves House, 51 Horsham Road, Cranleigh

£499,000 - Leasehold



**Ready to occupy * Exclusively built for the over 65's * 2 Double bedrooms
 Shower Room & En-suite Loo * 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, a second double bedroom, separate shower room and open plan Kitchen/Living/Dining room with balcony off. All apartments enjoy the use of a communal lounge and gardens and have allocated parking. This apartment is now ready to view, contact us to make your appointment to look round. Please note some images are renderings and some are photos for indicative purposes only, taken from another Renaissance development.



APARTMENT 12

TOTAL FLOOR AREA
 81.89 M2 881 FT2

DIMENSIONS

LIVING/DINING AREA	7.97M X 3.77M	26'1" X 12'4"
KITCHEN	2.22M X 3.39M	7'3" X 11'1"
BEDROOM 1	3.75M X 2.99M	12'3" X 9'9"
BEDROOM 2	3.47M X 2.81M	11'4" X 9'2"
EN-SUITE	0.90M X 2.05M	2'11" X 6'8"
BATHROOM	2.18M X 2.30M	7'1" X 7'6"
UTILITY	1.89M X 0.83M	6'2" X 2'8"
BALCONY	1.09M X 3.66M	3'4" X 12'0"

KEY

B	BOILER
CPD	CUPBOARD
ES	EN-SUITE
ST	STORAGE
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.

