



8 Coves House, 51 Horsham Road, Cranleigh

£595,000 - Leasehold



**Stunning new development exclusively for the over 65's * 2 Double bedrooms
2 Shower Rooms (1 En-Suite) * 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 First Floor Apartment includes a principal bedroom with en-suite, a second double bedroom, separate shower room and open plan Kitchen/Living/Dining room. There is also a private balcony. All apartments enjoy the use of a communal lounge and gardens and have allocated parking. The apartment is now finished and ready to view. Please note some images may be of the show apartment as for indicative purposes only, taken from another Renaissance development.



TOTAL FLOOR AREA

92.51 M2 996 FT2

DIMENSIONS

KITCHEN/LIVING/DINING	9.94M X 3.49M	32'7" X 11'5"
BEDROOM 1	3.38M X 3.55M	11'0" X 11'7"
BEDROOM 2	4.08M X 3.09M	13'4" X 10'1"
EN-SUITE	1.80M X 2.30M	5'10" X 7'6"
SHOWER ROOM	2.10M X 2.30M	6'9" X 7'6"
UTILITY	1.89M X 0.83M	6'2" X 2'8"
CUPBOARD	0.85M X 1.86M	2'9" X 6'1"
BALCONY	7.68M X 1.53M	25'2" X 5'0"

KEY

B	BOILER
CPD	CUPBOARD
ST	STORAGE
W	WARDROBE
WD	WASHER DRYER

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.

