

11 Nanhurst Park, Elmbridge Road Cranleigh GU6 8JX

Offers in Region of **£495,000**

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Est.1991







11 Nanhurst Park, Elmbridge Road GU6 8JX

Share Of Freehold/Council Tax Band: F

- Ground Floor Apartment With Private Entrance
- Impressive Reception Room with Fireplace
- 1172 Square Feet Of Living Accommodation
- Ample Residents Parking
- Direct Access To Shared Courtyard
- No Onward Chain
- Garage
- Six Acres of Communal Grounds
- Fireplace And High Ceilings

Stepping outside, this apartment enjoys direct access to a charming shared courtyard, perfect for unwinding with a morning coffee or enjoying al fresco dining in the warmer months. Beyond the courtyard, residents have the rare privilege of six acres of beautifully maintained communal grounds, offering a peaceful retreat from the bustle of daily life. These expansive gardens provide plenty of space for leisurely walks, picnics, and outdoor activities, all within the comfort of your own community. The grounds are meticulously cared for, with mature trees, lush lawns, and thoughtfully planted borders creating a picturesque setting year-round. With ample parking for residents and guests, as well as the security and convenience of a garage, this property truly caters to a relaxed and sociable lifestyle.

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Presenting an exceptional opportunity to acquire a spacious and beautifully appointed two-bedroom ground floor apartment, offering 1,172 square feet of thoughtfully arranged accommodation.
This elegant home is accessed via its own private entrance, ensuring both convenience and privacy for its residents. Upon entering, you are welcomed by a long hallway with high ceilings, and double doors lead through to an impressive reception room, featuring a striking fireplace and tall sash windows that create a sense of grandeur and warmth. The well-proportioned layout offers a spacious living and dining area, providing an ideal setting for entertaining or relaxing in comfort. There is a stylish kitchen/breakfast room with views out to the beautiful gardens, and this room also has the potential to have access directly to the gardens, with freeholder approval. Both bedrooms are extremely spacious, with ample natural light enhancing the inviting atmosphere throughout, and the primary suite has an ensuite shower, and an extra family bathroom.

The property benefits from ample residents parking, a practical garage for additional storage or vehicle security, and the added advantage of being offered with no onward chain, making it a straightforward and attractive purchase for discerning buyers.







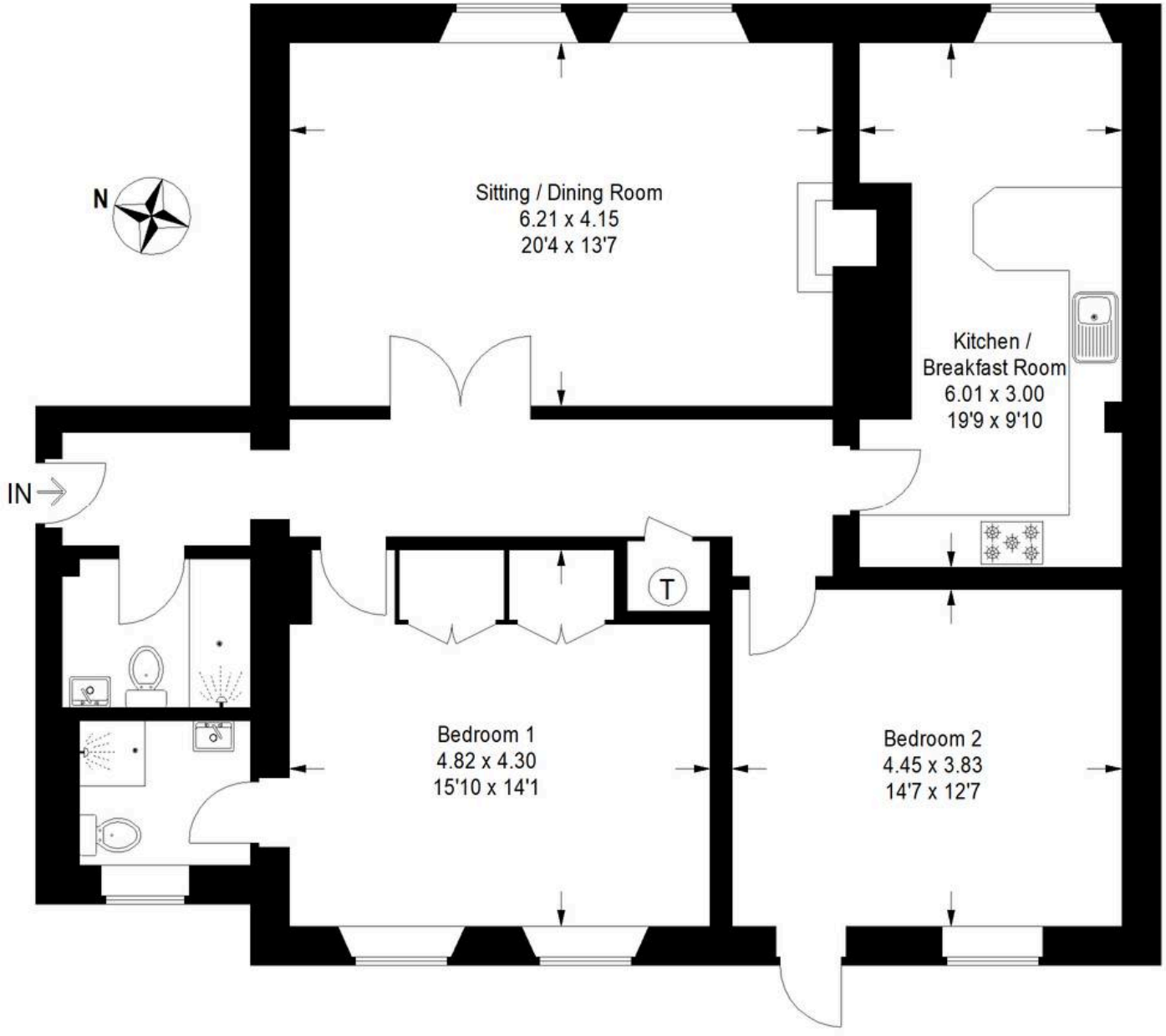




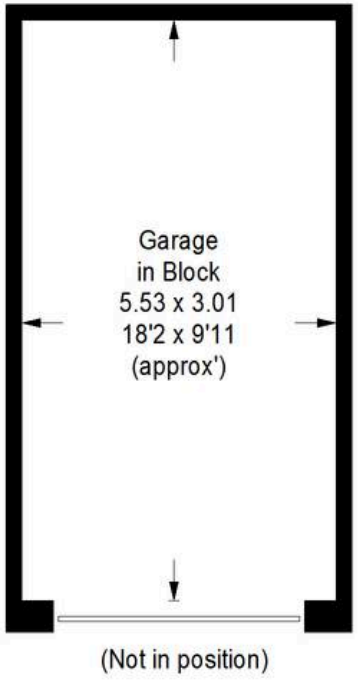




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Approximate Gross Internal Area
108.9 sq m / 1172 sq ft
Garage = 16.6 sq m / 179 sq ft
Total = 125.5 sq m / 1351 sq ft



(Not in position)

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.



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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.