



Seymours



12 The Range Bramley, Guildford, Surrey, GU5 0JD

£170,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating C
-  568 sq. ft
-  Shalford 2.1 miles
-  No onward chain
-  First floor maisonette
-  Private front door
-  Allocated parking
-  External storage
-  Sought-after Village location

A well-presented one bedroom first floor maisonette, benefiting from its own private front door, allocated parking, useful external storage and access to a loft. Offered to the market with no onward chain, the property provides bright and practical accommodation in a convenient Bramley location.

The private entrance opens to stairs rising to the first floor hallway, where there are two useful built-in storage cupboards and access to the loft.

The spacious living/dining room enjoys plenty of natural light from a wide front-facing window and offers ample space for both seating and a dining table. The adjoining kitchen is fitted with a range of contemporary units, work surfaces and space for the necessary appliances.

The double bedroom is a generous size with space for a wardrobe, while the accommodation is completed by a bathroom fitted with a bath, wash hand basin and WC.

Outside, the property has an allocated parking space together with a private external storage cupboard, providing valuable additional storage.

The Range is conveniently situated within easy reach of Bramley village, which offers a good selection of everyday amenities, including local shops, cafés and a library. The surrounding countryside provides excellent opportunities for walking and cycling, while regular bus services offer connections to Guildford and the neighbouring village of Shalford. Guildford town centre provides a wider range of shopping, dining and leisure facilities, together with a mainline station offering regular services to London Waterloo.

Other Information (as advised by the seller)

Lease Length: 112 Years from 2016

Service charge: £760 per annum

Ground Rent: £10 per annum

Transport Links

Shalford 2.1 miles

Chilworth 2.3 miles

Council tax band: Tax band B

Local authority: Waverley Borough Council

Tenure: Leasehold



The Range, Bramley

Approximate Gross Internal Area
52.7 sq m (568 sq ft)



Disclaimer:
This floorplan is for illustrative purposes only. All measurements are approximate.
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