



 kelway
law

Eastwood Lodge, Eastwood Road, Bramley

Guide Price £200,000 - £225,000

Eastwood Lodge

At a glance:

- First floor apartment
- Quiet residential location
- Two double bedrooms
- Modern open plan living
- Refitted shower room
- Communal grounds
- Close to local amenities
- For the over 55's

Quietly positioned within a well thought of development of over 55's accommodation this first floor two double bedroom apartment has been updated and refitted within recent years and benefits from an extended lease all within the popular and picturesque Surrey Hills village of Bramley.

Skilfully designed to offer open plan living the kitchen opens onto the generous sitting room with ample space for a dining table and sofa with views across the grounds. The master double bedroom is fitted with a range of fitted furniture alongside a second double bedroom.

The shower room has been refitted with a white suite comprising pedestal basin and w.c. alongside a walk-in shower.

Outside the property sits within communal grounds with residents parking available.



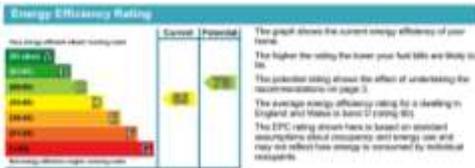
Eastwood Lodge

Bramley & Surroundings:

Nestled in the heart of the Surrey Hills Area of Outstanding Natural Beauty, the beautiful country village of Bramley is surrounded by miles of countryside ideal for those with a keen interest in walking, cycling and horse riding.

The village offers a fine selection of shops, public houses and restaurants and is equally well served with state schools with Bramley C of E Infant School, Gosden House School and Wey House Schools whilst St Catherines School and Unstead Park School offer options for those seeking independent schooling.

Guildford is within 5 miles and its historic High Street provides excellent shopping alongside numerous bars and restaurants. The mainline station is a short walk from the centre with a service to London Waterloo within 38 mins.



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.



Eastwood Lodge

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages:

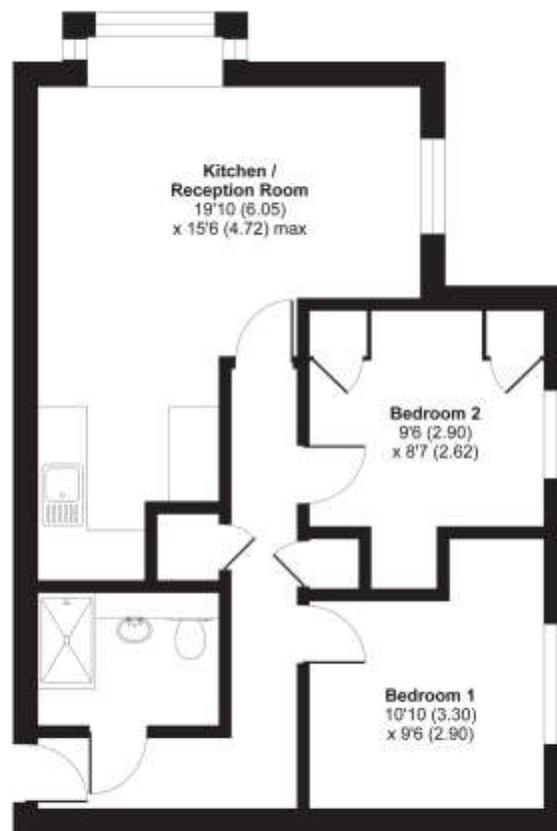
We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property..



FIRST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property depicted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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