

**High Street**  
**Cranleigh GU6**

**£800 pcm**

One Bedroom Flat, with open plan kitchen / reception room, located on the High Street. One allocated parking space. Well equipped kitchen with appliances. Available Mid June.



## Property Features

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- One Bedroom
- Council Tax Band B
- One Allocated Parking Space
- EPC C
- Appliances
- Large Wardrobes
- Gas Central Heating
- Open Plan Kitchen / Reception Room
- Double Glazing
- NO PETS

## Full Description

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Located on Cranleigh High Street, but at the rear of the building, this one-bedroom flat provides excellent accommodation and that all important allocated parking space.

The kitchen has several base and wall mounted units providing lots of storage. There is a washer / dryer, dishwasher, fridge freezer and an electric oven with gas hob and an extractor fan.

The bedroom has two wardrobes, as you can see in the pictures, providing plenty of storage.

The bathroom is well presented with a heated towel rail and a shower over the bath with a glass shower door.

Gas central heating and hot water is provided by a combi boiler and the property is double glazed throughout.

EPC rating C.

Council tax is band B.

Available mid June.

**STRICTLY NO PETS**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements