



Exeter House
Tylers Court
Cranleigh
Surrey
GU6

Offers in Excess of £215,000

bettermove

Tylers Court Cranleigh

Bettermove are proud to present this 1 bedroom flat in Cranleigh, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is C.

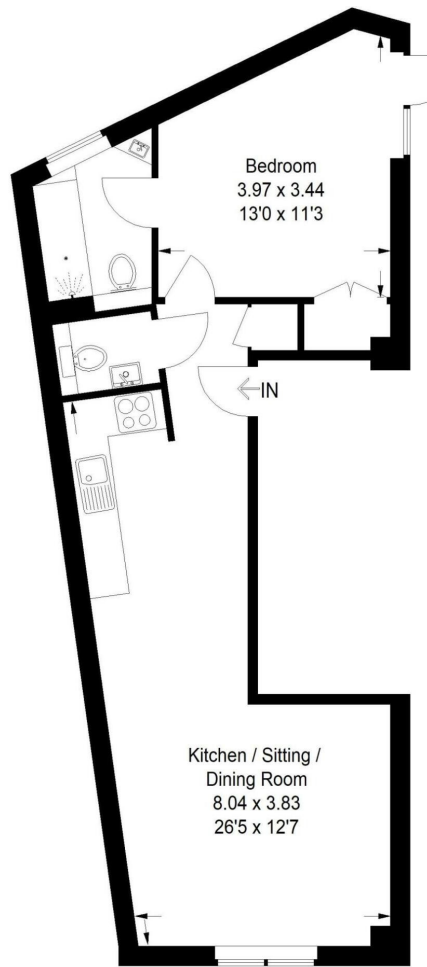
This is a Share of Freehold property with 124 years remaining on the lease; the ground rent is £1.00 per annum.


The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/dining/kitchen area, one double bedroom, WC, and family bathroom. The exterior boasts a private courtyard, perfect for enjoying the summer months.


Located in the sought after village of Cranleigh, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Shalford train station, a variety of local bus routes, and quick access to the A3.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



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