

8 Butlers Place

Portsmouth Road, Godalming, Surrey, GU8 5EX



PRICE: £360,000

Lease: 125 years from 2003

Property Description:

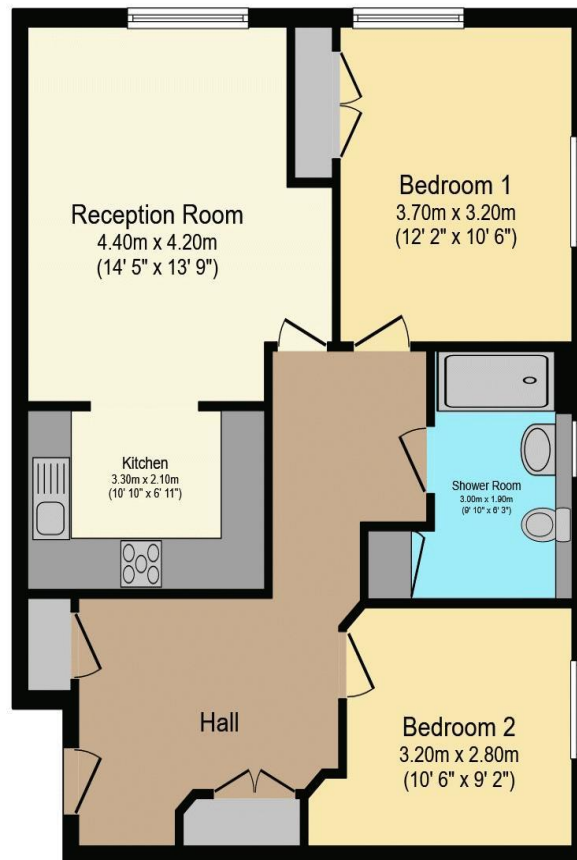
A WELL PRESENTED TWO BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR OF THIS RETIREMENT DEVELOPMENT

Butlers Place is a development of apartments for active independent living for people over the age of 55. It was developed by Laing Homes Limited. The facilities at Butlers Place include a Visiting Development Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Visiting Development Manager is off duty each property is linked to a 24 hour emergency Appello call system that will also respond to requests appropriately. For additional security a camera entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. All flats are specified for those aged 55 and upwards and each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms with one or two bathrooms. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Security Entrance Gate and Landscaped gardens
- Buggy store and allocated parking spaces
- Video Entry System Through Own TV
- Lift to all floors
- 24 hour Emergency Appello call system
- Close to local amenities
- Minimum Age 55
- Please refer to full details for Viewing instructions



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 70.8 m² (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.08.24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3,110.08

Council Tax Band:

C

Event Fees:

0.25% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.