



warren ■
powell-richards

6 Hill House, Ockford Road Godalming, Surrey, GU7 1QX

£1200 Per Calendar Month

A beautifully appointed two bedroom ground floor apartment which is set within this centrally located period building. The property offers well proportioned accommodation with lots charm and natural light throughout. The location is a few hundred metres from the excellent High Street amenities which include a comprehensive range of shops, bars, restaurants and the main line station.

The accommodation comprises; large open planning living room-kitchen with open fire place, the kitchen is fully fitted with granite work surfaces and built in appliances, master bedroom, good sized 2nd bedroom, luxury shower room, private parking, stunning communal gardens, double glazing, gas central heating.

Available Mid April. Unfortunately No Pets, No Smokers & No Sharers. Fees Apply

- Ground Floor Apartment
- Large Open Living Room with Feature Fire Place
- Fully Fitted Kitchen
- Master Bedroom
- Good Sized 2nd Bedroom
- Luxury Shower Room
- Communal Gardens
- Parking
- Town Centre Location
- Available Mid April



LOCATION

Godalming town centre is situated within a stone's throw and provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Main Line Stations is located within a few hundred metres and provides frequent services to London Waterloo in approximately 45 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

Sporting and recreational facilities are well catered for at Godalming Leisure Centre, which also offers a driving range and golf course as well as squash and tennis courts. For walkers there are many areas of outstanding natural beauty including common and heath land owned or managed by The National Trust. There is a varied choice of private and state schools in the town serving all age groups.

TENANCY FEES

Administration, Tenancy Set up and Inventory Fee

£499 inclusive of vat

Holding Deposit £500

TENANCY DEPOSIT

Equal to 1 & ½ months rent which is held throughout the tenancy. Warren Powell-Richards hold all deposit in the My-Deposit Scheme. My Deposits is a Government authorised deposit protection scheme.

VIEWINGS

Strictly by confirmed appointment with the Agents

Office hours: Mon - Fri 9am - 6pm Saturday 9am - 5pm

Viewing is by prior arrangement.
47 High Street, Godalming, Surrey, GU7 1AU
Tel: 01483 478199

Email: godalming@wprhomes.co.uk
www.wprhomes.co.uk

warren
powell-richards

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check for any particular purpose e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Warren Powell-Richards Limited. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution.