

wpr

28 The Atrium

Woolpack Way | Godalming | Surrey | GU7 1EN



28 The Atrium

Woolsack Way, Godalming, Surrey, GU7 1EN

Leasehold EPC: D

- Godalming town centre 0.3 miles
- Godalming mainline train station 0.6 mile
- Guildford 5.2 miles
- A3 2.8 miles
- M25 16 miles

A conveniently located first floor 3 bedroom apartment with the benefit of a rear facing balcony, lift access and secure parking.

- 25ft open plan living room with doors onto the balcony
- Kitchen with built in appliances
- Master bedroom with en-suite shower room
- Two further bedrooms and family bathroom
- Beautifully landscaped communal gardens
- Underground parking space
- Within 0.3 miles of Godalming town centre

DESCRIPTION

A bright and spacious 3 bedroom first floor apartment with views over toward Godalming, located in one of Godalming's most exclusive developments. The apartment is accessed via the impressive Atrium entrance with security phone system and lift service. Well presented throughout the accommodation includes a good sized entrance hall, open-plan reception space with balcony overlooking the front of the building. There are 3 well proportioned bedrooms with the master benefiting from a large en-suite shower room and built in wardrobes. Externally, the apartment has 1 allocated parking spaces underground and lies within a stone's throw of Godalming High Street.



LOCATION

This property is within a stones throw of Godalming High town centre which provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Also within a short walk is Godalming train station which provide 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.

COUNCIL TAX

Waverley Borough Council. Council Tax Band D.
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Underfloor heating and mains Services.

Service charge 2023 - £282.08 pcm

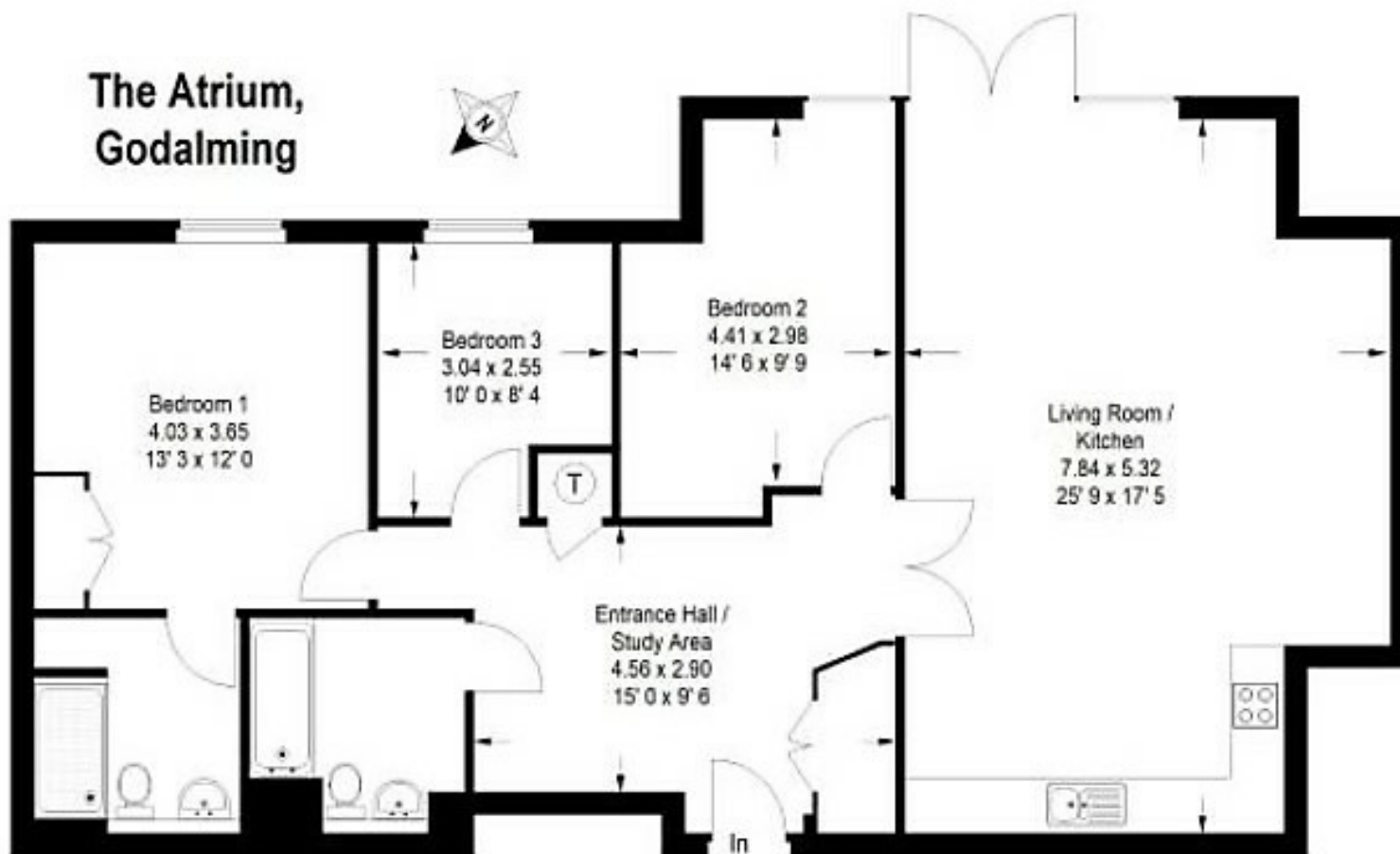
Ground Rent - £75

Lease - 150 years from 2004

EPC: D



The Atrium, Godalming



APPROX. GROSS INTERNAL FLOOR AREA : 1,081 SQFT / 100.5 SQM

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given as to square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	70

47 High Street, Godalming, Surrey, GU7 1AU

t: 01483 478200 e: godalming@wpr.co.uk

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. 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. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.