

warren  
powell-richards

77b High Street | £315,000

Godalming | Surrey | GU7 1AW



## 77b High Street

Godalming, Surrey, GU7 1AW

£315,000 Leasehold

- Godalming town centre
- Godalming mainline train station 0.1 miles
- Guildford 4.5 miles
- A3 3.3 miles
- M25 15 miles

## A spacious 2 bedroom apartment in Godalming's town centre

- Open plan kitchen/living room
- Fitted kitchen with integrated appliances and wood work tops
- Master bedroom with adjacent study/dressing room
- Second double bedroom
- Family bathroom with modern suite
- Lease length: 118 years remaining
- Service charge: £nil
- Ground rent: £100 per annum

### DESCRIPTION

Situated in the heart of Godalming town centre is this beautifully presented and generously proportioned 2 bedroom second floor apartment. The Grade II listed property has been wonderfully updated to benefit from all the modern convenience such as wood flooring, a stylish kitchen with range of built in appliances, a family bathroom with bath and rain effect shower head over, and two good sized double bedrooms. Additionally the master bedroom enjoys a walk in dressing room which is currently used a study making an ideal home office.



## LOCATION

This property is located in the heart of Godalming which provides a comprehensive range of amenities including a Waitrose and Sainsbury's. The property is a short walk from Godalming Station which 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.

## DIRECTIONS

The property is situated above Natwest bank on Godalming High Street but accessed via a path from Lower Street with communal stairs to the rear.

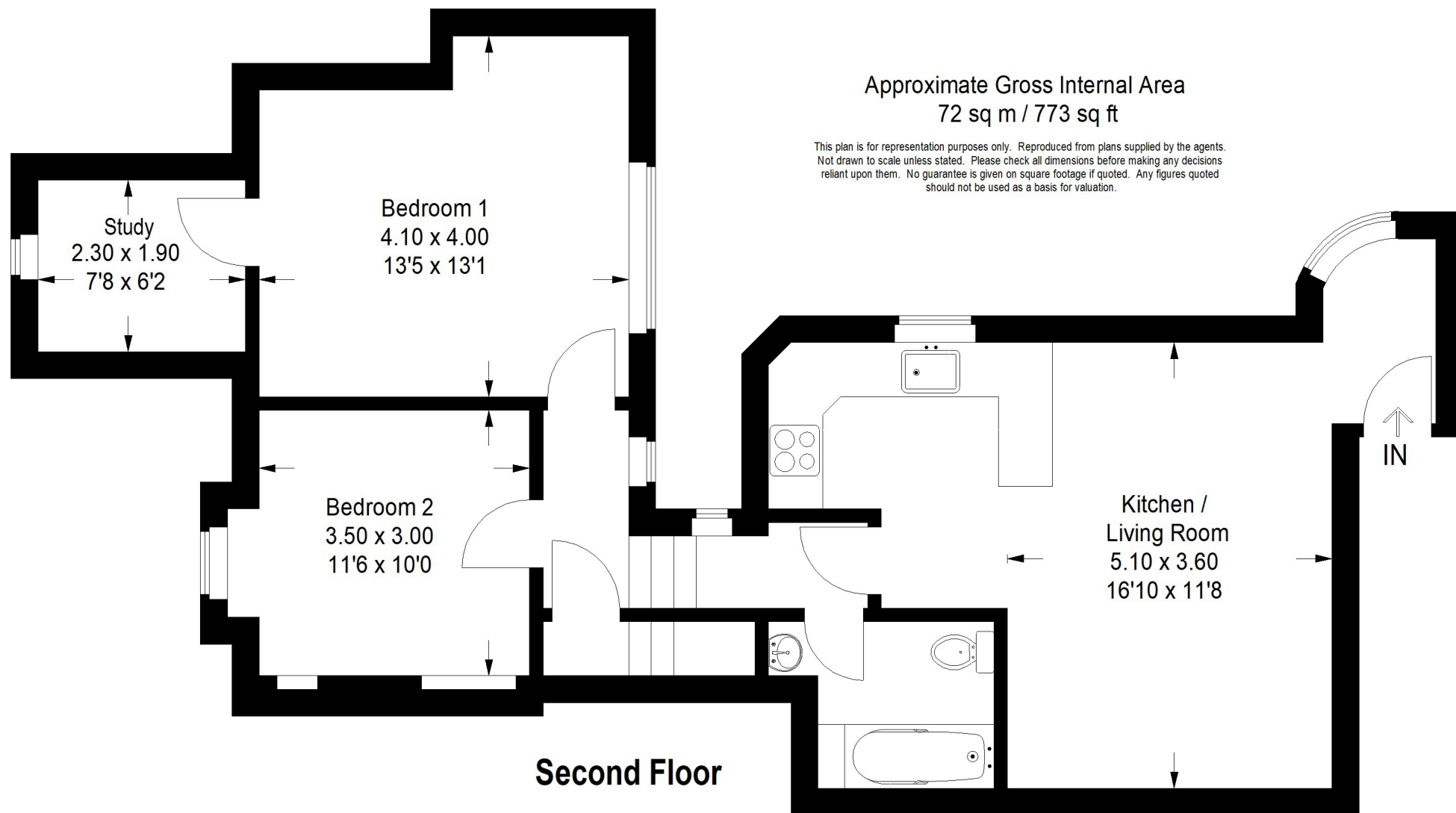
## COUNCIL TAX

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

## SERVICES

Electric heating and mains services





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