

Flat 4, 2 Bridge Street | £245,000

Godalming | Surrey | GU7 1HY

warren
powell-richards



Flat 4, 2 Bridge Street

Godalming, Surrey, GU7 1HY

£245,000 Leasehold

- Godalming town centre 0.1 mile
- Godalming mainline train station 0.5 miles
- Guildford 4.2 miles
- A3 2.6 miles
- M25 14.2 miles

Very conveniently located top floor apartment in heart of Godalming

- Very convenient for High Street and Station
- Sitting room
- Kitchen with integrated oven, hob and fridge
- Impressive far reaching view from kitchen
- Two double bedrooms
- Modern bathroom suite with shower over bath
- Gas heating to radiators
- Lease: 125 years from September 2001
- Maintenance: Around £427.85/quarter
- Ground rent: £25/quarter

DESCRIPTION

This well proportioned top floor apartment is situated within an attractive Bargate Stone building which is very well placed for Godalming High Street and mainline station. The property is very light, and has been well maintained by the current owner. Alongside the sitting room is a dual aspect kitchen that includes an integrated electric oven, gas hob, fitted fridge and solid wood worktops. Also due to the flats' elevated position, there is also a very attractive far reaching view from the kitchen. There are two double bedrooms (built in wardrobe in bedroom 1), and a bathroom with a modern suite that includes a shower over the bath.



LOCATION

The historic centre of Godalming provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station is within a short drive or brisk walk and provides frequent services to London Waterloo in approximately 47 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 6.5 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

Continue along Godalming High Street in an easterly direction, then bear left into Bridge Street. The entrance to the flats is located to the right of the Barnados Charity Shop.

COUNCIL TAX

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

SERVICES

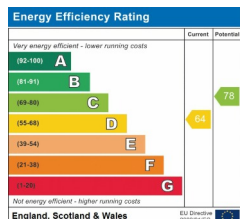
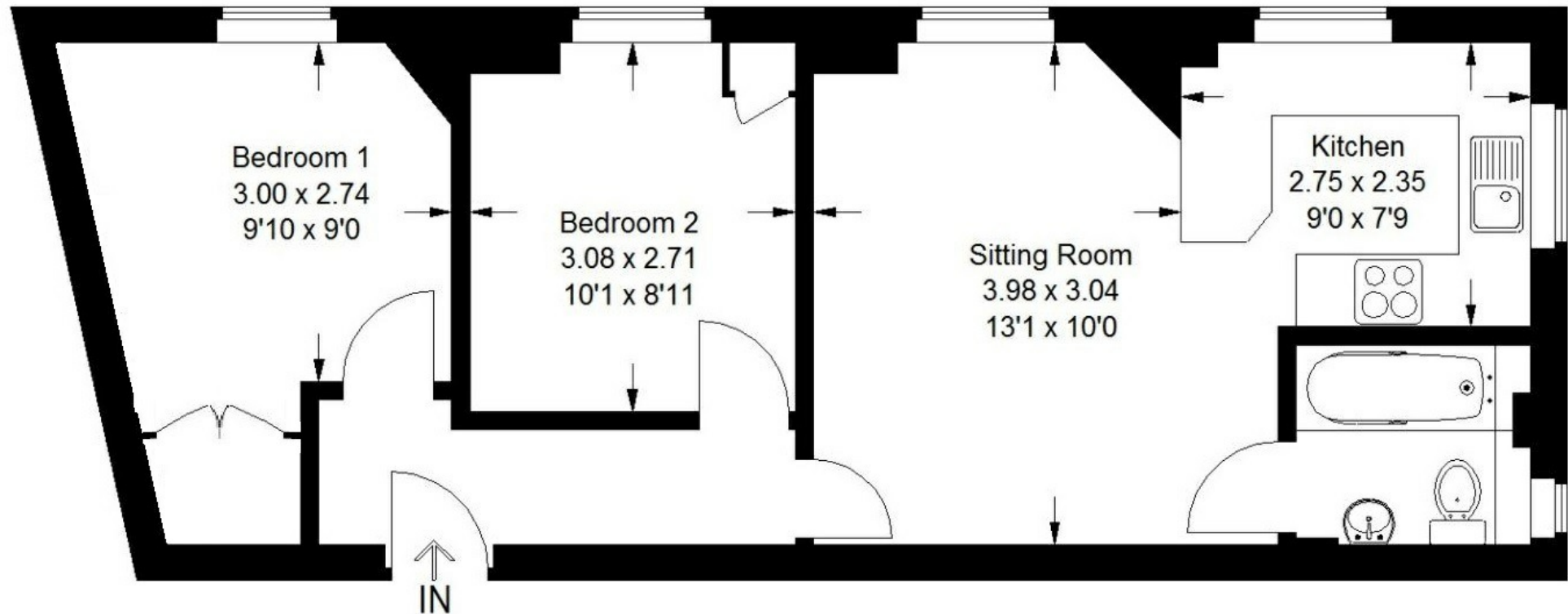
Gas heating and mains services



Bridge Street, Godalming

Approximate Gross Internal Area = 49 sq m / 527 sq ft

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 on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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