

warren
powell-richards

7 Butlers Place | £399,000

Milford | Surrey | GU8 5EX



Butlers Place
PRIVATE
Security Residences
Parking Only

CAUTION
Automatic Gates
Approach With Care

MAINTENANCE
& CONTRACT
VEHICLES BY
APPOINTMENT
ONLY

Butlers
Place

7 Butlers Place

Milford, Surrey, GU8 5EX

£399,000 Leasehold

- Milford mainline train station 0.8 miles
- Godalming town centre 2 miles
- Guildford 7.1 miles
- A3 0.9 miles
- M25 14 miles

A very spacious, centrally located retirement flat

- Large entrance hall with double cupboard
- Well proportioned living room
- Modern kitchen with granite worktops
- Master bedroom with dressing room and ensuite shower room
- Residents must be minimum of 55 years old
- No onward chain
- Length of lease: 109 years remaining
- Maintenance charge: 1/3/18 - 31/8/18 £1,109.34
- Ground rent: Half yearly £125

DESCRIPTION

This spacious ground floor, former show flat is very conveniently located in the centre of Milford village. The flat has a large entrance hall with a double cupboard, a well proportioned living room with an outlook onto the communal area and an adjoining kitchen. The kitchen includes an integrated double oven and hob and a washer-dryer which are by Bosch. In addition there is an integrated fridge/freezer and granite worktops. The main double bedroom has a dressing room with a built in double wardrobe and an ensuite shower room. In addition there is a second double bedroom and a bathroom. Externally, there is a large communal garden, a parking space and visitors parking which are accessed via electrically operated gates.



LOCATION

Milford village offers an excellent array of facilities with a number of newsagents and public houses along with other general shopping facilities. Milford also benefits from a mainline train station with a direct link to London Waterloo in under an hour. Close by is an array of countryside with National Trust Land in abundance, ideal for dog walking or a Sunday afternoon stroll.

Godalming town centre is also situated close by and provides a more comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station also provides a frequent service to London Waterloo in approximately 45 minutes. There are 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 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

From Godalming town centre, proceed out of town via Ockford Road (A3100) towards Milford. On reaching Milford, continue past The Refectory on the left and take the next turning left. Continue down the driveway to the left of Milford House, and the entrance to Butlers Place will be seen straight ahead.

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

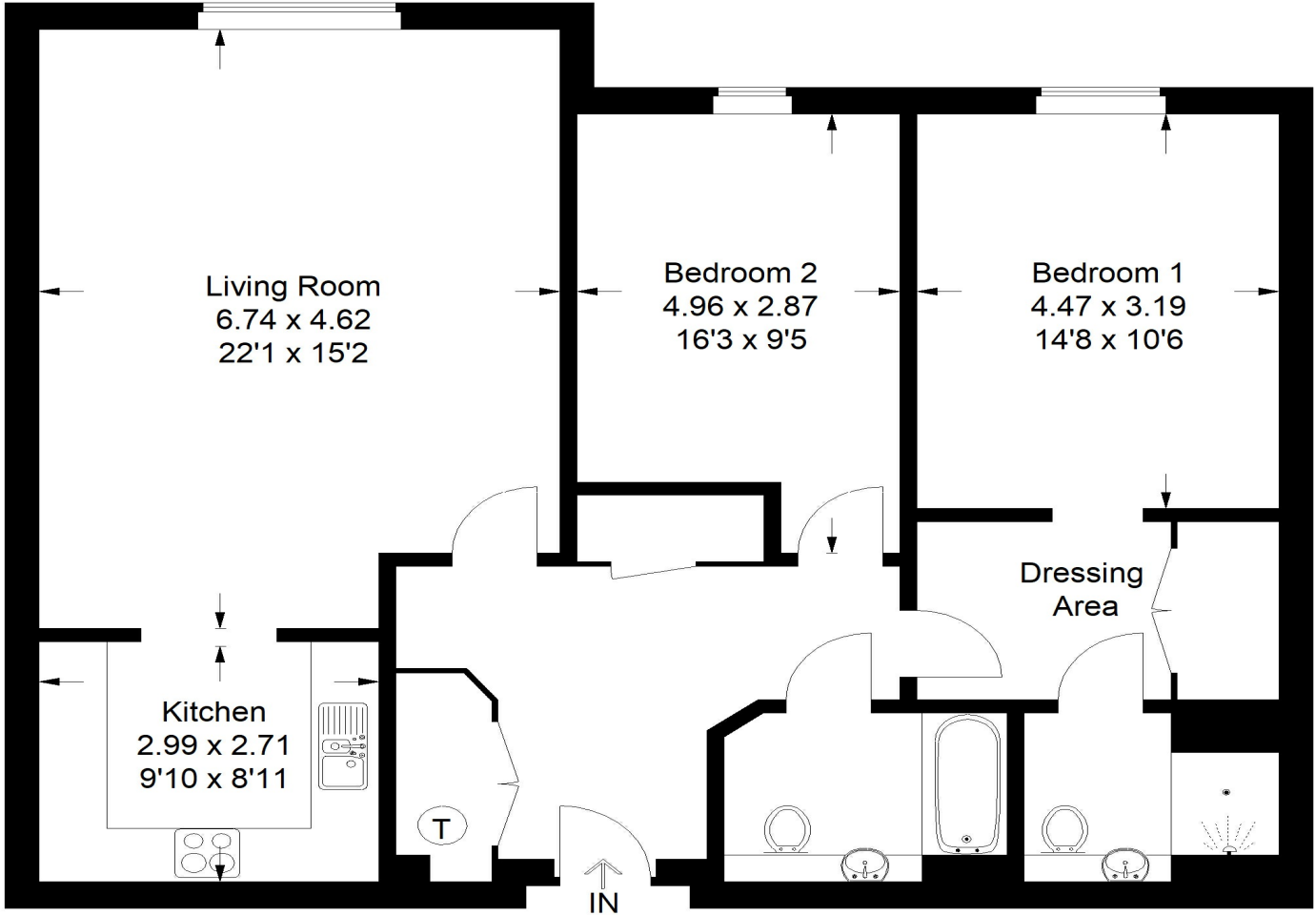
Electric heating and mains services



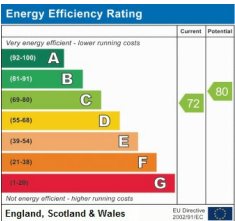
**Butlers Place,
Portsmouth Road,
Milford**



**APPROX. GROSS
INTERNAL FLOOR AREA
1062 SQFT / 98.7 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 on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



47 High Street, Godalming, Surrey, GU7 1AU
 t: 01483 478200 e: godalming@wprhomes.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.