

warren
powell-richards

23 Milford House | £350,000

Milford | Surrey | GU8 5HJ



23 Milford House

Milford, Surrey, GU8 5HJ

£350,000 Leasehold

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

'Tucked away' apartment within a secured gated development

- Master bedroom with double wardrobe and ensuite shower room & second double bedroom
- Large entrance hall with double cupboard
- Large sitting/dining room
- Kitchen with integrated appliances
- Family bathroom
- Allocated parking
- Length of lease: 125 years from 1st January 1999
- Maintenance charge: For 2019 - £1,733.95
- Ground rent: For 2018 - £387.70

DESCRIPTION

This spacious second floor apartment is very conveniently located in the centre of Milford village, within a secured gated development. The property has a large entrance hall, a well proportioned sitting/dining room with a Juliet balcony and an attractive outlook onto the communal gardens. The kitchen includes an integrated electric oven, gas hob, dishwasher, fridge/freezer and washer-dryer. Both bedrooms are doubles, with the main bedroom having the additional benefit of a double fitted wardrobe and an ensuite shower room. To the rear of the property are attractive communal grounds with light woodland beyond. There is allocated parking beneath a slatted carport, that is located adjacent to the communal gardens.



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. Visitor parking spaces for Milford House will be seen on the left hand side. From here, walk through the entrance gate into the courtyard of the Milford House town houses and follow the driveway to the rear of the building. The communal entrance will be seen on the left hand side.

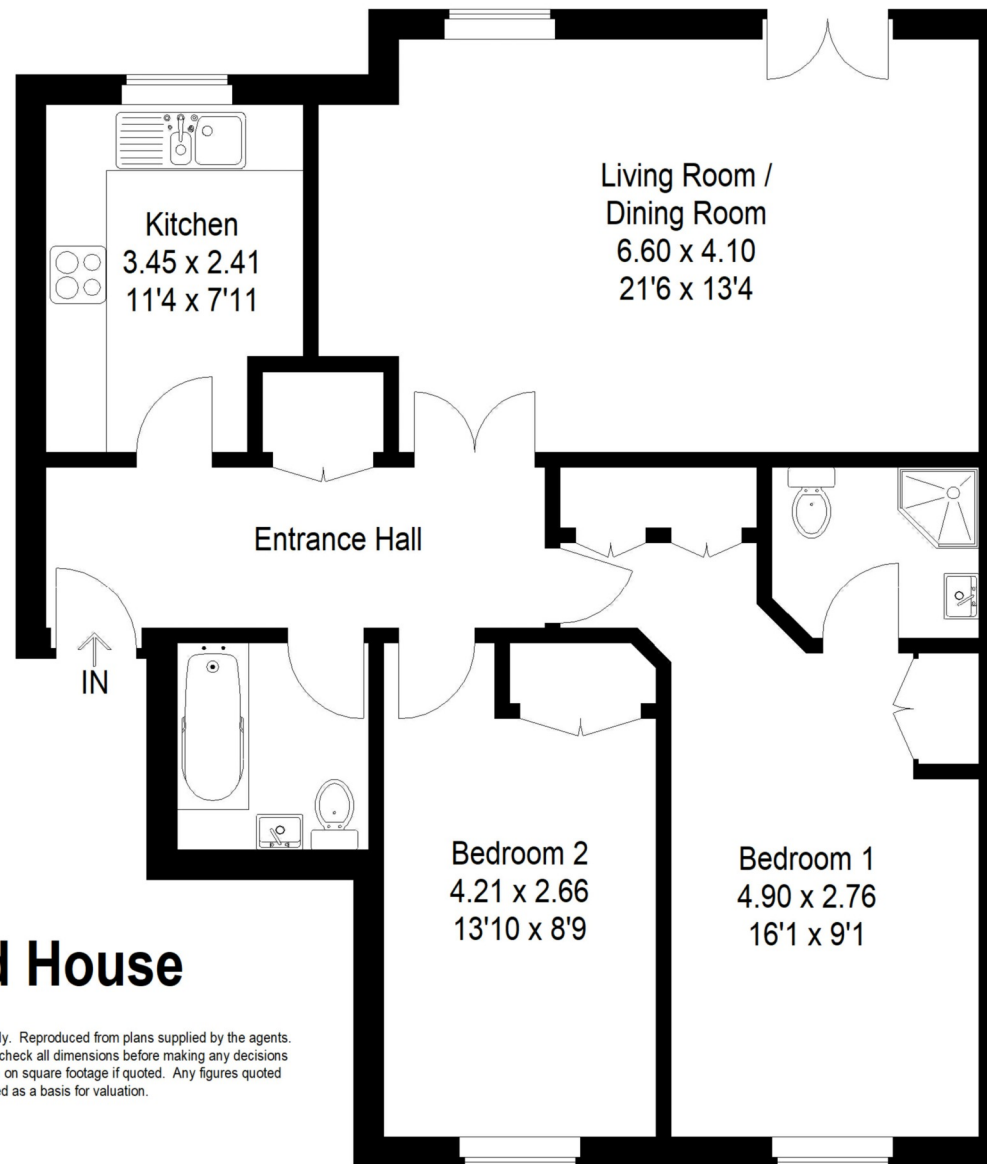
COUNCIL TAX

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

SERVICES

Gas heating and mains services





Milford House

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (93-100)	
B (81-92)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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