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# 10 Felicia Court, Flambard Way

Godalming | Surrey | GU7 1NW





## 10 Felicia Court, Flambard Way

Godalming, Surrey, GU7 1NW

### Leasehold

- Godalming High Street 100m on foot,
- Godalming mainline train station 0.5 miles on foot
- Guildford 4.3 miles
- A3 3.3 miles
- M25 13.5 miles

A modern two bedroom first floor flat served by a lift and located very conveniently to Godalming High Street and mainline station.

- Large sitting/dining room
- Modern kitchen
- Two bedrooms
- Modern shower room
- Lift to all floors
- Communal courtyard
- 125 years from 25 March 1994, 96 years remaining
- Service charge £100.81 a month

### DESCRIPTION

The purpose built two bedroom apartment is within striking distance of Godalming High street and mainline train station. Situated on the first floor accessed by the stairs or a lift, the apartment benefits a southerly aspect. The apartment is approached by a L-shaped entrance hall. The good sized sitting/dining room with bay window is adjacent to the kitchen with a good range of cabinets and appliance space. The main bedroom has space for a range of bedroom furniture, the 2nd bedroom could accommodate a double bed and both rooms are served by a modern shower room. The property has a small communal garden and within seconds of Godalming High Street. Lease 125 years from 25 March 1994, 96 years remaining, service charge £100.81 a month NB: The windows in each flat will shortly benefit from insulation of new double glazing.





## LOCATION

Located in Godalming town centre with providing 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 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, providing road links to London/South Coast.

## DIRECTIONS

Continue along Flambard Way (A3100) in an easterly direction until reaching the traffic lights. Turn left in to Wharf Street and Felicia Court is found immediately on the right hand side.

## 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



# Felicia Court Godalming

IN

APPROX. GROSS  
INTERNAL FLOOR AREA  
613 SQFT / 57 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.

