



40 Stuart Court

Town End Street Godalming GU7 1BH

Guide Price: £125,000 Leasehold

WARNING
Vehicle Access Only

STUART COURT
RESIDENTS
PARKING ONLY

EMERGENCY
VEHICLE ACCESS
NO PARKING
AT ANY TIME

Call Peter: 01483 541000
Fax Peter: 01483 541001
Call Claire: 01483 541002
Fax Claire: 01483 541003

- Security Entryphone System
- Communal Entrance Hall & Lift Service
- Far Reaching Views Over Godalming
- Double Aspect Living Room
- Refitted Kitchen
- Double Bedroom with Bay Window
- Shower Room
- Double Glazing & Electric Heating
- Residents Lounge, Laundry & Guest Suite
- Attractive Communal Gardens & Residents Parking



A bright and well planned one bedroom top floor retirement flat forming part of this attractive low level development designed for the over 60's which includes an onsite manager, residents lounge, laundry and guest bedroom, ideally located being only a short distance from the High Street with its excellent local shops, leisure, recreational facilities, bus routes and main line station.





Main Line Station – 0.6 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.2 miles

Doctors – 1.1 miles Dentist – 0.5 miles

A3 – 2.8 miles M25 – 16.5 miles M3 – 15.0 miles

Council Tax Band - D Payable - £2519.93 (2025)

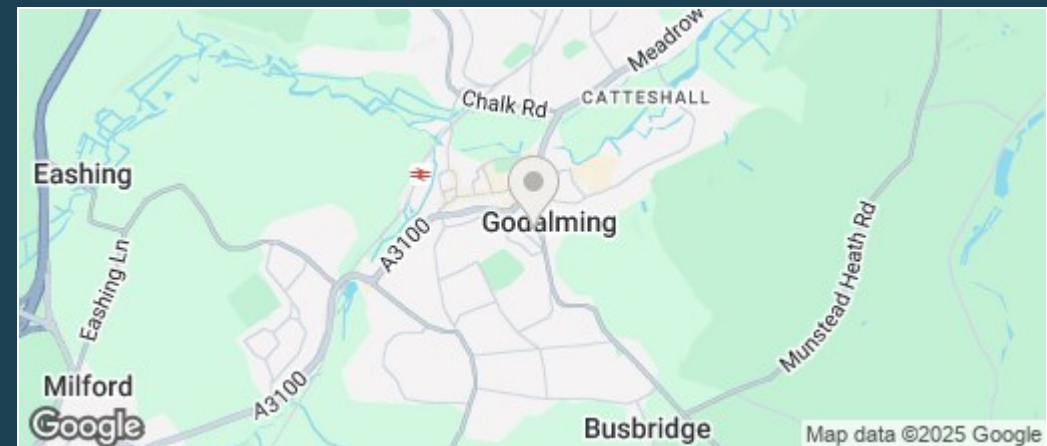
E P C Rating TBC

Lease 125 years from August 1985

Service Charge £3138.72 pa Ground Rent £100 pa



Proceed out of Godalming on the Brighton Road (B2130) and take the first turning right into Croft Road, Town End Street will be found as the first turning on your left hand side and Stuart Court will then be found after a short distance on the left hand side. Access to Number 40 will be found in the main block ahead of you.





**APPROX. GROSS
INTERNAL FLOOR AREA :**
440 SQFT / 41 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.



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

