



10 Milford House Portsmouth Road

Milford Godalming Surrey GU8 5HJ

Asking Price: £275,000 Leasehold

- Carpet & Curtains Included
- Security Entry Phone System & Entrance Hall
- Dual Aspect Living Room
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms Both with Built In Wardrobes
- Two Re-Fitted Shower Rooms
- Gas Central Heating
- Attractive Communal Grounds
- Two Parking Spaces & Visitors Parking
- No Onward Chain



A superbly presented two bedroom first floor (top floor) apartment forming part of Milford House, a beautifully restored Grade II listed country house forming part of an exclusive gated development, ideally located only minutes from the village centre with its excellent local shops and services, main line station and easy access to the A3.





Main Line Station – 0.9 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 1.5 miles

Doctors – 0.2 miles Dentist – 0.4 miles

A3 – 01.1 miles M25 – 15.5 miles M3 – 15.5 miles

Heathrow – 27.6 miles Gatwick – 29.7

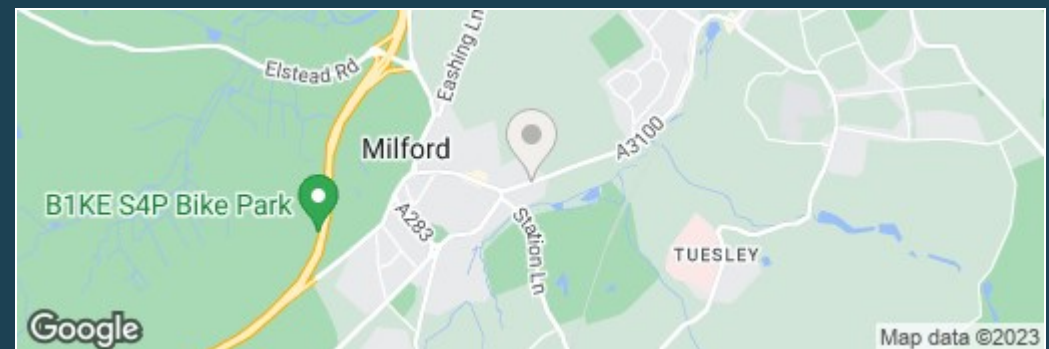
Lease 125 years from 1st Jan 1999

Service Charge £2,654.68 Per Annum (2022)

Ground Rent £387.70 Per Annum



Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and along the Portsmouth Road towards Milford village. After approximately one mile, and just after The Refectory, Milford House will be found on your left hand side just before you reach the village centre. The entrance to number 10 is to the left of the main house.



**10
Milford House
Milford**

**Approximate Gross
Internal Area
67.6sq mt / 727sq ft**

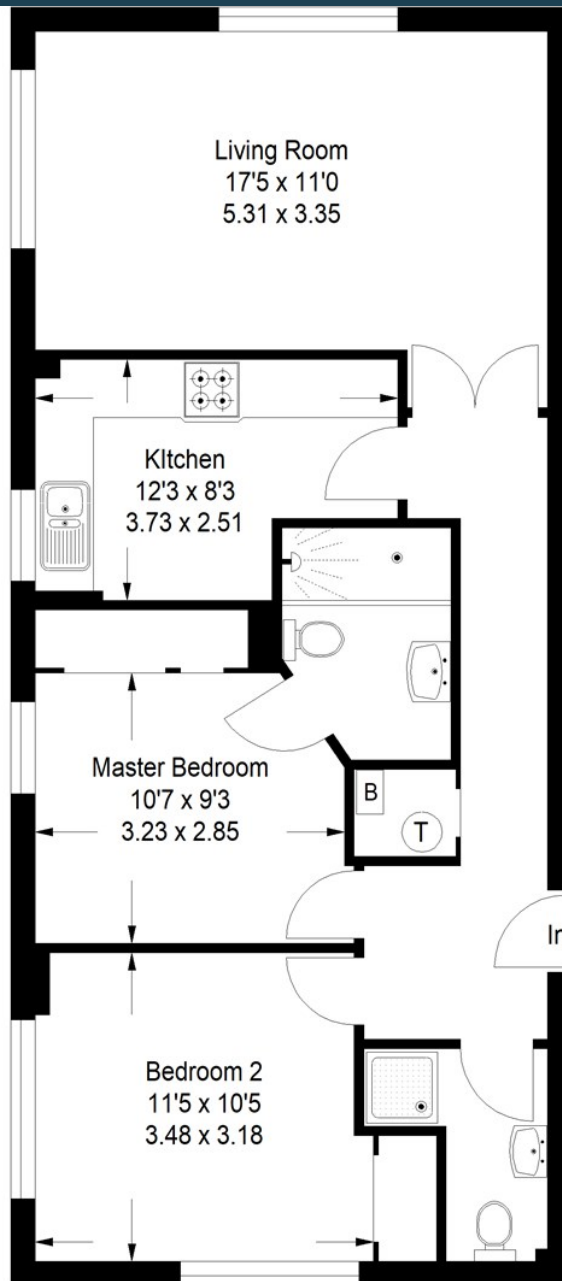


FLOOR PLANS©
01483 755510 Ref B4137/SC

Disclaimer:

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches.

Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



**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.