



8 Brockton Filmer Grove

Godalming Surrey GU7 3AB

Asking Price: £315,000 Leasehold

- Private No Through Private Road
- Lovely Views Over Water Meadows
- No Onward Chain
- L-Shaped Living/Dining Room
- Balcony
- Kitchen
- Two Good Sized Bedrooms
- Bathroom & Separate Toilet
- Double Glazing & Gas Heating
- Garage & Communal Gardens



A two bedroom first floor purpose built apartment with garage and balcony, enjoying lovely panoramic views over Godalming Water Meadows. The block occupies an enviable setting at the end of a private no through Road and is conveniently located within walking distance of the town centre and main line station.









Godalming Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.6 miles

Doctors – 0.8 miles Dentist – 0.6 Miles

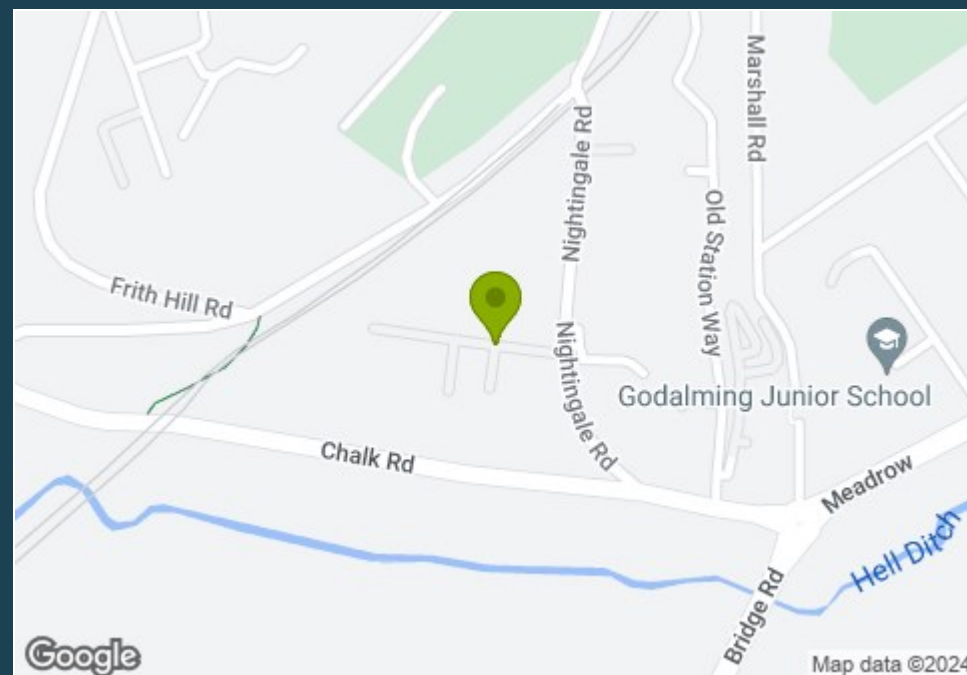
A3 – 2.3 miles M25 – 15.4 miles M3 – 14.1 miles

Council Tax Band - C Payable - £2,040.60 (2023/24)

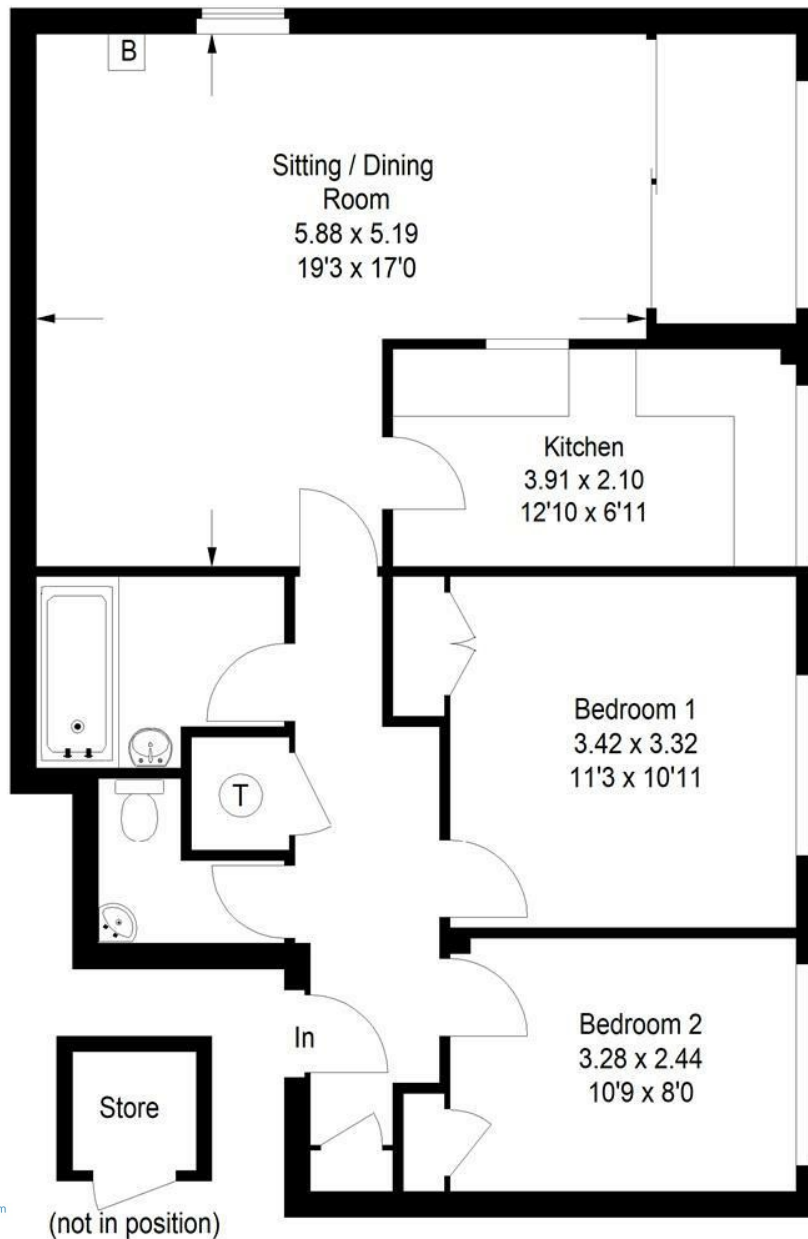
Energy Efficiency Rating D

Lease Term – 999 Years with 980 Remaining Maintenance – £2400 2023

Ground Rent – N/A



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then second right into Nightingale Road. Continue along Nightingale Road and take the first turning on your left into Filmer Grove. Brockton will then be found towards the end of Filmer Grove on your left hand side.



**APPROX. GROSS
INTERNAL FLOOR AREA**
769 SQFT / 71 SQM

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

Garage
5.18 x 2.53
17'0 x 8'4
(not in position)



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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.