



43 Franklin Court

Wormley Godalming GU8 5US

Guide Price: £350,000 Leasehold



- No Onward Chain
- 0.3 of A Mile From The Station
- Entry System & Lift
- Fabulous South Facing Sitting Room
- Fitted Kitchen/Diner With Integrated Appliances
- Two Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Underground Parking Space
- Landscaped Communal Grounds



A bright and spacious two bedroom top floor apartment with fabulous south facing sitting room/kitchen, forming part of this exclusive development set in attractive landscaped grounds and located only 0.3 of a mile from the station. The apartment also benefits from a security entry system and lift service, stylish fitted kitchen/diner with appliances, main bedroom with built in wardrobes and en-suite shower room, further bedroom and bathroom, gas central heating, double glazing and underground parking space. The development is within easy reach of Godalming providing an excellent range of shops, restaurants, leisure and recreational facilities.









Main Line Station – 0.3 miles (Waterloo approx 55 mins)

Godalming – 4.5 miles Guildford – 9.5 miles

Farnham – 10.5 miles Haslemere – 5.0 miles

Gatwick – 33 miles Heathrow – 30 miles

A3 – 3.4 miles M25 – 18 miles M3 – 20 miles

Lease – 125 years from 1st Jan 2005

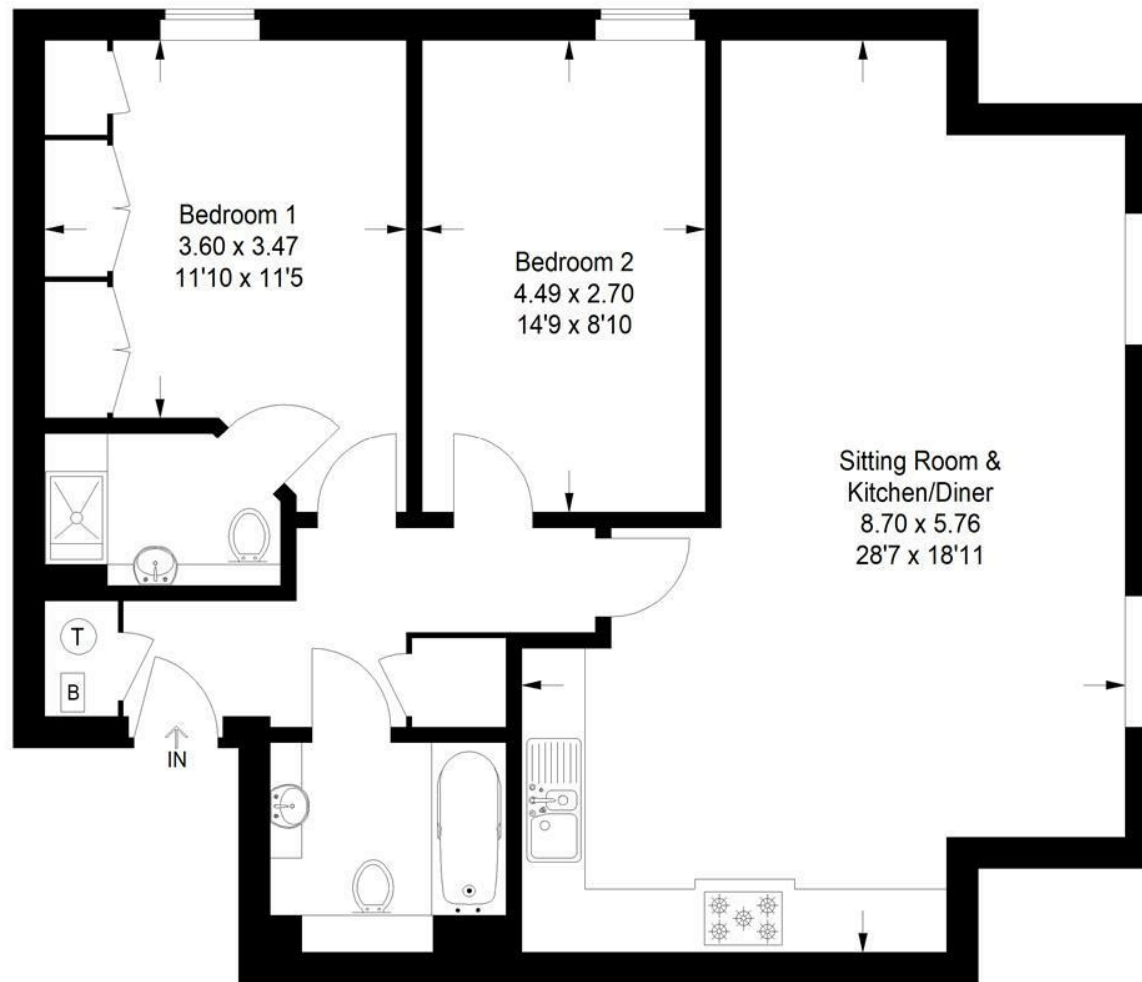
Service Charge – £3718.76 Ground Rent £250

Council Tax Band – D Payable – £2447.09p (2025/26)

EPC Band – C



Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake onto the Portsmouth Road. Continue into Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time on the A283 Petworth Road. Continue along Petworth Road passing through the village of Witley and on towards Wormley passing King Edwards School on your right hand side. Immediately turn right into Brook Road and follow the road for approximately ½ mile until seeing Bridewell Close leading to Franklin Court on your right hand side.



43 Franklin Court, Wormley

Approximate Gross Internal Area :-
81 sq m / 872 sq ft



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.



**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.