



7 Surrey Cloisters Kings Road

Farncombe Godalming GU7 3HU

Asking Price: £287,500 Leasehold



Emery &
Orchard
ESTATE AGENTS

- No Onward Chain
- Highly Convenient Location
- Carpeted Communal Entrance Hall with Video Security Entry Phone System
- Lift Service
- Spacious Entrance Hall
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Two Bathrooms
- Private Parking Space



A well planned first floor apartment with two bedrooms and two bathrooms forming part of this attractive low level development which benefits from a security video entry system and lift service. The apartment also include a good size living room and fitted kitchen as well as its own parking space. The property occupies a great location being within easy reach of both Godalming and Farncombe offering an excellent range of shops, restaurants, leisure and recreational facilities, nearby bus routes and only half a mile from the station.









Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.5 miles Godalming – 0.8 miles

Schools Infant – 0.5 miles Junior – 0.4 miles Secondary – 0.9 miles

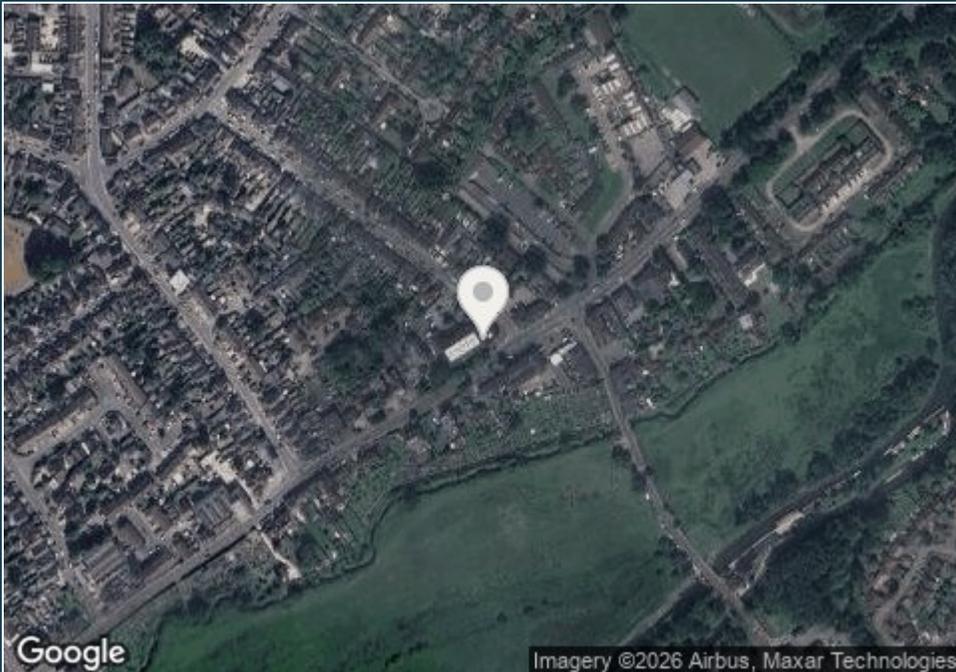
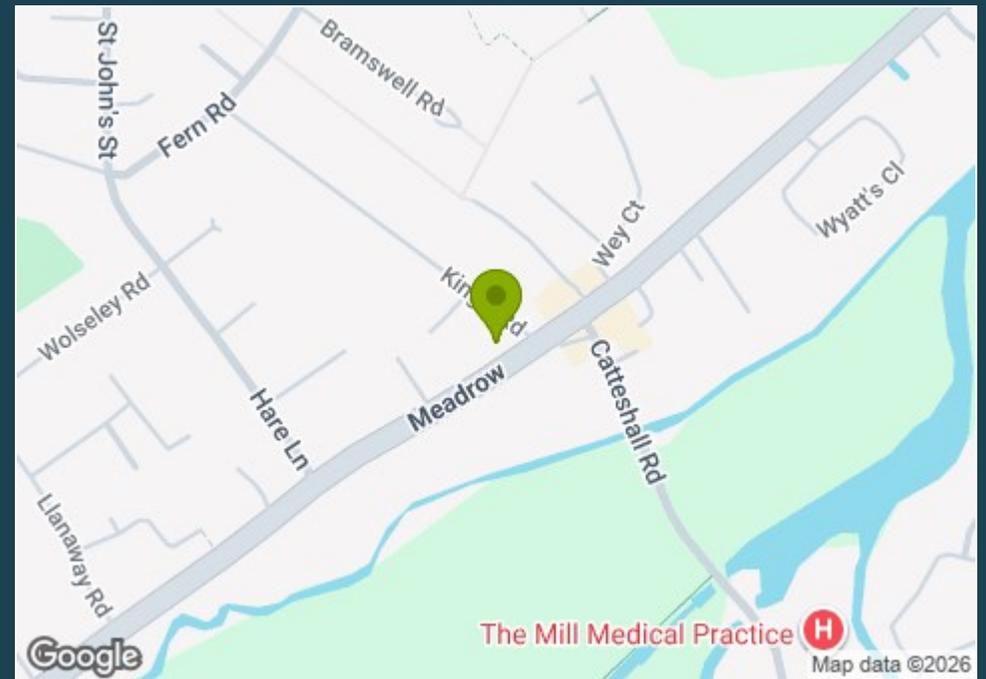
Doctors – 0.3 miles Dentist – 0.8 miles

A3 – 2.8 miles M25 – 15 miles M3 – 14.8 miles

Council Tax Band – D Payable – £2519.93 (2025/26)

EPC Rating – B Leasehold – 125 Years form 1/1/2002 (101 Years Remaining)

Service Charge – £2,546 per year Ground Rent – £150 per year



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next mini roundabout take the second exit into Meadrow. Continue for approximately ½ mile and Surrey Cloisters will be found on your left hand side just on the corner with Kings Road.

