11 Holm Court Twycross Road

Godalming GU7 2QT

Guide Price: £265,000 Leasehold - Share of Freehold

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- No Onward Chain
- Long Lease & Share Of Freehold
- Easy Reach Of Town Centre & Station
- Security Entryphone System
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Private Undercover Parking
- Far Reaching Views

A well-presented two-bedroom ground floor apartment forming part of this low level development, set in communal attractive gardens. The property benefits from a replacement kitchen and offers bright, well-proportioned accommodation throughout. A particular feature is the wonderful outlook, with attractive views over leafy Godalming creating a peaceful and scenic setting. Conveniently located for local amenities and transport links, this apartment is ideal for those seeking comfortable, low-maintenance living in a desirable location.

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Godalming Main Line Station – 1.1 mile (Waterloo approx. 45 mins)

Godalming Town centre – 1.1 miles

Junior School – 0.9 mile

Secondary School – 1.1 miles - Doctors – 0.7 miles Dentist – 0.5 miles

A3 – miles 2.2 miles M25 – 14.7 miles M3 – 13.4 miles

Energy Efficiency Rating - C

Council Tax Band – D Payable 2,519.93 (2025/26)

999 Year Lease from 28/02/2010 plus Share of Freehold

Maintenance Charge £1,765.63 (2026)

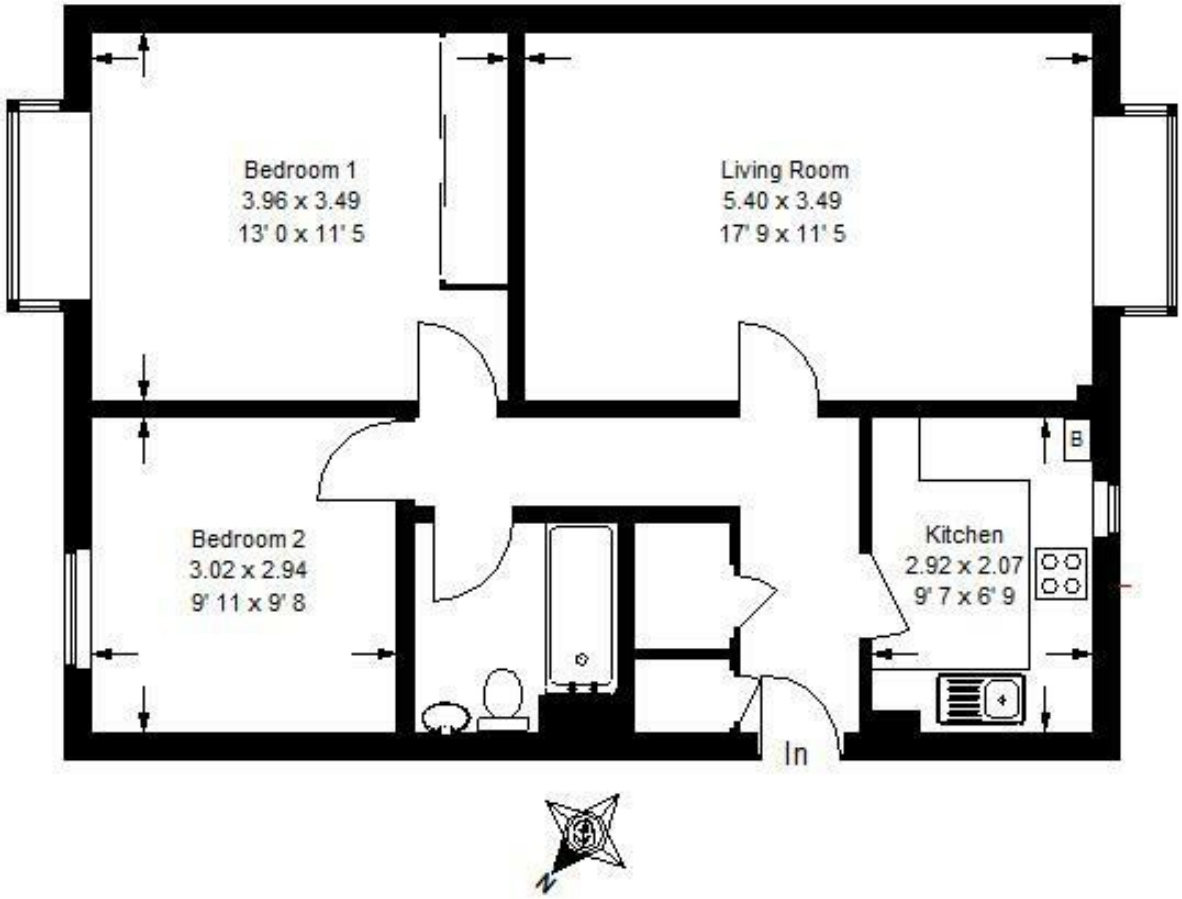
From our office in the High Street proceed down Bridge Street, across the mini roundabout into Bridge Road. Continue to the end of Bridge Road and at the roundabout turn left into Chalk Road. Continue along Chalk Road, passing under the railway bridge and continuing on into Charterhouse Road. Continue along Charterhouse Road and passing under the next bridge take the first turning on your right hand side into Twycross Road. Holm Court will then be found after a short distance on your right hand side and Number 11 will be found in the second block.

rightmove

Holm Court, Godalming, Surrey

ZOOPLA

APPROX. GROSS
INTERNAL FLOOR AREA
676 SQFT / 62 SQM



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epresentation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before makin 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.

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.