



Flat 3, Charles House Great George

Godalming GU7 1EE
Asking Price: £315,000 Leasehold - Share of Freehold





- Set in the Conversation Area and only a Short Walk of High Street
- Easy Reach of Main Line Station
- Recently Converted to a High Specification
- Communal Entrance Hall
- Open Plan Split Level Kitchen/Living/Dining Room
- Kitchen with Integrated Appliances
- Large Landing
- Two Double Bedrooms
- Bathroom
- Electric Heating



Discover the perfect blend of historic character and contemporary living in this two-bedroom maisonette. Occupying the first and second floors of a converted Grade II listed townhouse, this home is one of just five residences within this development. The property has been stylishly refurbished to offer a modern lifestyle while honouring the architectural heritage of the building. The split-level layout creates a wonderful sense of space and privacy, reminiscent of a traditional house. The interior features high-end finishes throughout, with light-filled rooms and a thoughtful design. Positioned just meters from the vibrant High Street, you have Godalming's independent shops, artisan bakeries, and restaurants right on your doorstep. For those who enjoy the outdoors, the town centre park is moments away, offering riverside walks along the Wey—a perfect escape from the bustle of town life.







Godalming Main Line Station – 0.3 mile (Waterloo approx. 45 mins)

Godalming High Street – 10 Meters

A3 – 2.5 miles M25 – 14.3 miles M3 – 14.7 miles

Lease Term – 125 Years from 23/03/2023 Plus Share of Freehold

Maintenance – £2201.22 p/a

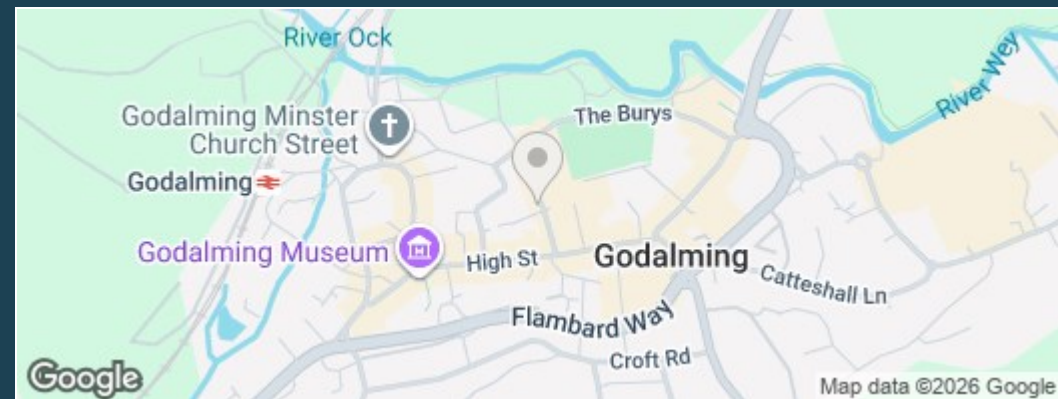
Ground Rent – Nil

Energy Efficiency Rating - B

Council Tax Band - C - £2349.63 (2026/27)

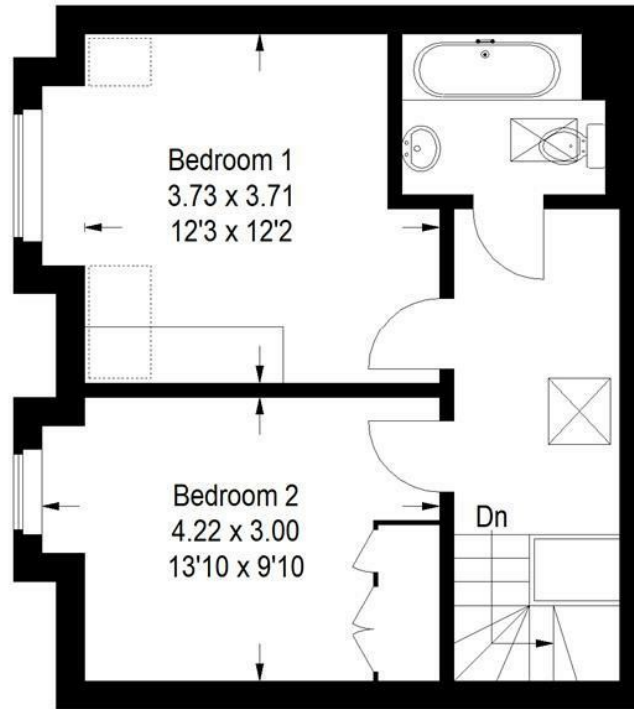


Directions: From our office in the High Street proceed in a southerly direction for approximately 140 meters turning right into Great George Street. 3 Charles House will then be found after a short distance on your left hand side.




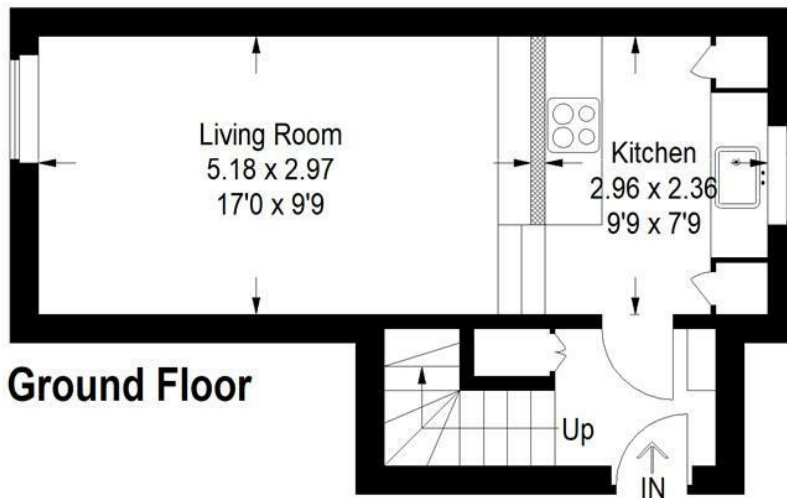
Great George Street Godalming

Approximate Gross Internal Area
= 68.8 sq m / 742 sq ft



First Floor

 = Reduced headroom below 1.5 m / 5'0



Ground Floor

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.

ZOOPLA



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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.