



7 Badgers Cross Portsmouth Road

Milford GU8 5DW

Asking Price: £189,500 Leasehold



- Level Walk To Village Centre
- Easy Access to Main Line Station & A3
- Superb Dual Aspect Living/Dining Room
- Kitchen With Appliances
- Double Bedroom
- Bathroom With Shower Over Bath
- Double Glazing & Gas Central Heating
- Private Parking Space
- Attractive Communal Garden
- 189 Year Lease From 2012



A fabulous one bedroom first floor apartment providing bright and well planned accommodation including a superb south facing dual aspect living/dining room, large double bedroom, kitchen with appliances and bathroom. The property also benefits from gas central heating, double glazing, private parking space and an attractive communal garden as well a 189 Year Lease From 2012. The apartment forms part of this attractive low level development located within easy reach of the village centre with its excellent shops and facilities, Haslemere - Milford - Godalming - Guildford bus services, main line station and nearby A3.









Milford Main Line Station – 1 mile

Village Centre – 0.3 mile Godalming – 2.1 miles

Dentist – 0.3 miles GP Practice – 0.4 miles

A3 – 0.6 miles M25 – 15.3 miles M3 – 14.7 miles

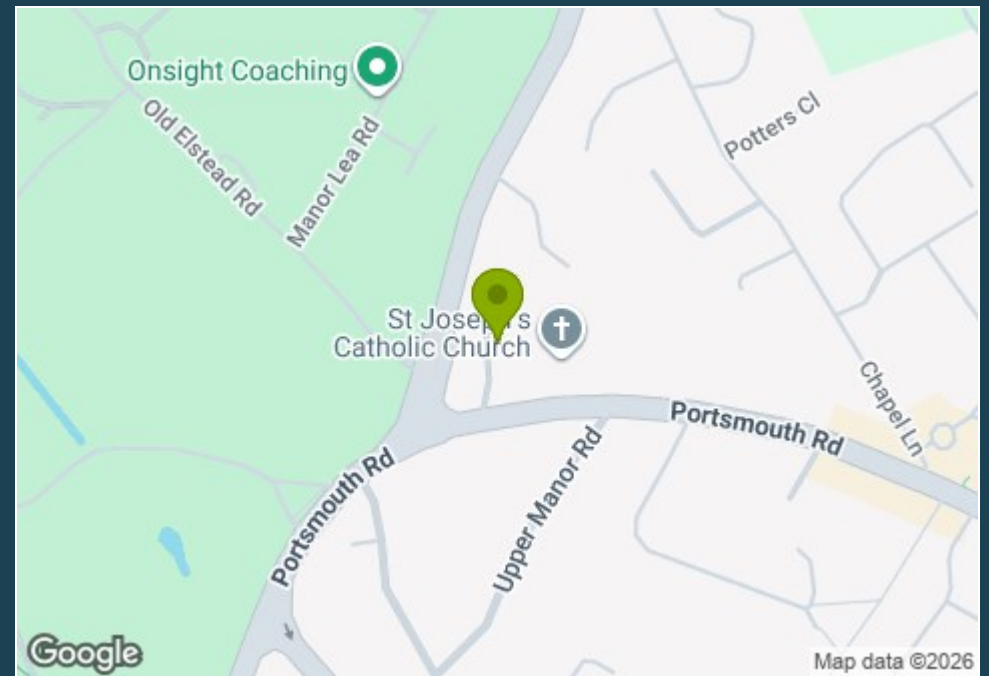
Lease Term – 189 Years from 2012

Maintenance Charge – £971.44 (2025/26) PA

Ground Rent – £213 PA

Energy Efficiency Rating B.

Council Tax Band – B Payable £2017.58p (2026/27)



Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout opposite the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching the village take the second exit at the mini roundabout, continuing along the Portsmouth Road and just before you reach the traffic lights the turning for Badgers Cross will be found on your right hand side. Number 7 will be found in the block immediately on your left hand side.

Badgers Cross, Portsmouth Road, Milford

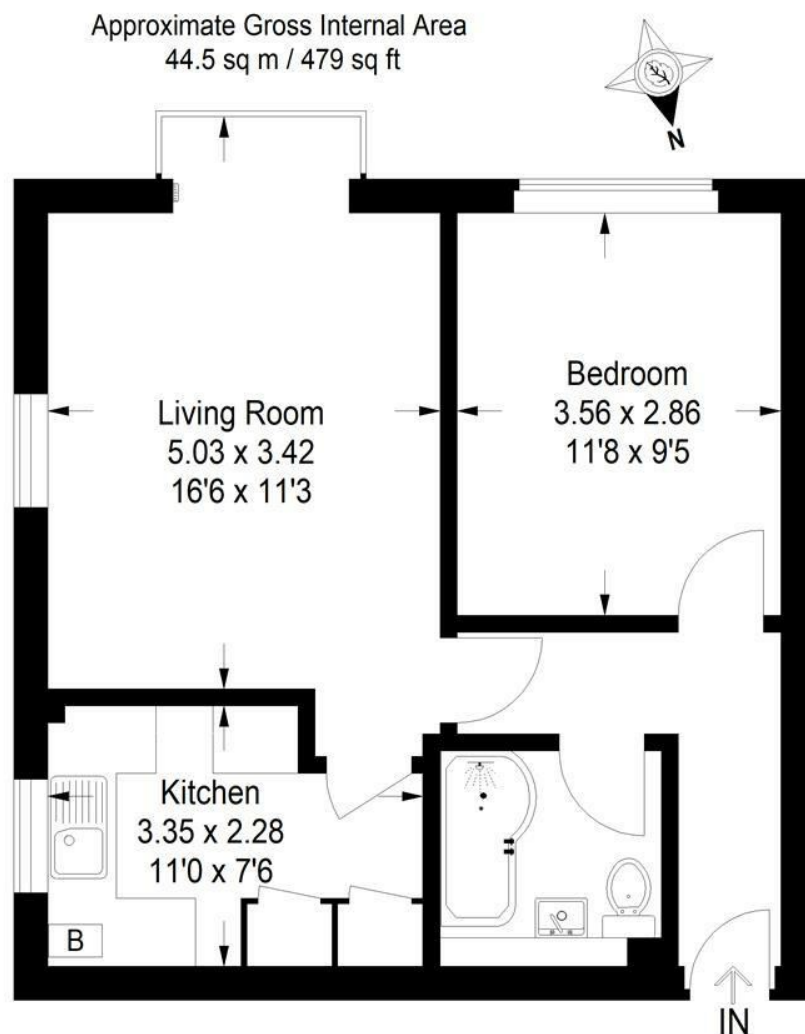


**Emery &
Orchard**
ESTATE AGENTS

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. 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.