



Emery &  
Orchard  
ESTATE AGENTS

## 7 Surrey Cloisters Kings Road

Earncombe Godalming GU7 3HU  
Asking Price: £287,500 Leasehold

- 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

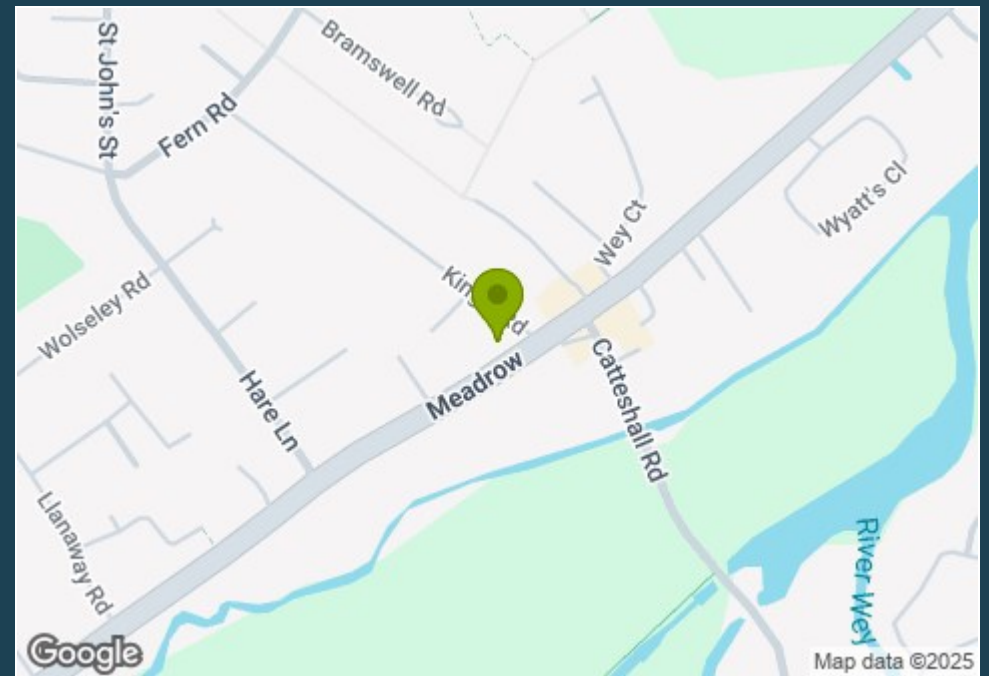
Doctors – 0.3 miles Dentist – 0.8 miles

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 from 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 Meadow. Continue for approximately ½ mile and Surrey Cloisters will be found on your left hand side just on the corner with Kings Road.

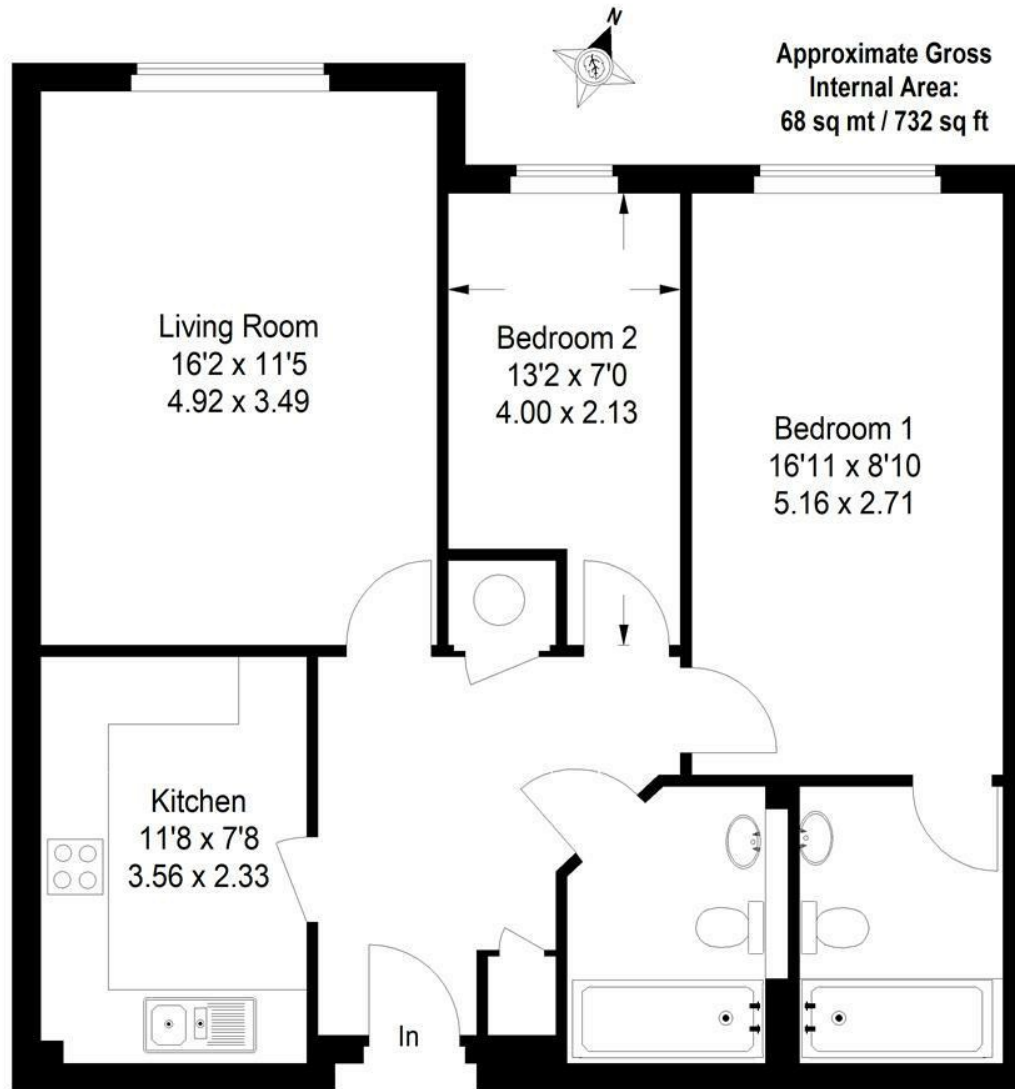


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This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.

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.