



# 30 Grange Close

Godalming Surrey GU7 1XT

Asking Price: £315,000 Leasehold - Share of Freehold

- Own Private Entrance
- Bright & Spacious Rooms
- Double Aspect
- Living/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating
- Garage
- 959 Year Lease & Share Of Freehold
- Easy Reach of Town Centre & Main Line Station



A bright and well designed first floor two bedroom maisonette with its own private entrance, delightful dual aspect living/dining room, fitted kitchen and shower room. The property also benefits from a garage, long lease and share of freehold. The property occupies a great location, forming part of a small private gated development, ideally located only a short walk from the River Wey towpaths and within easy reach of both Godalming and Farncombe centres offering an excellent range of shops, restaurants, leisure and recreational facilities as well as nearby bus routes & station.





Main Line Station – 0.8 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.7 miles Godalming – 0.8 miles

Infant School – 0.8 miles Junior School – 0.7 miles

Secondary School – 1.2 miles

Doctors – 0.2 miles Dentist – 0.7 miles

A3 – 3.1 miles M25 – 15 miles M3 – 15.5 miles

Council Tax Band – C Payable – £2138.83 (2024/25) EPC Rating – C

Leasehold – 959 Years Remaining (TBC) + Share Of Freehold

Service Charge – £450 for Communal Areas & Shared For The Building

Ground Rent - Nil (TBC)

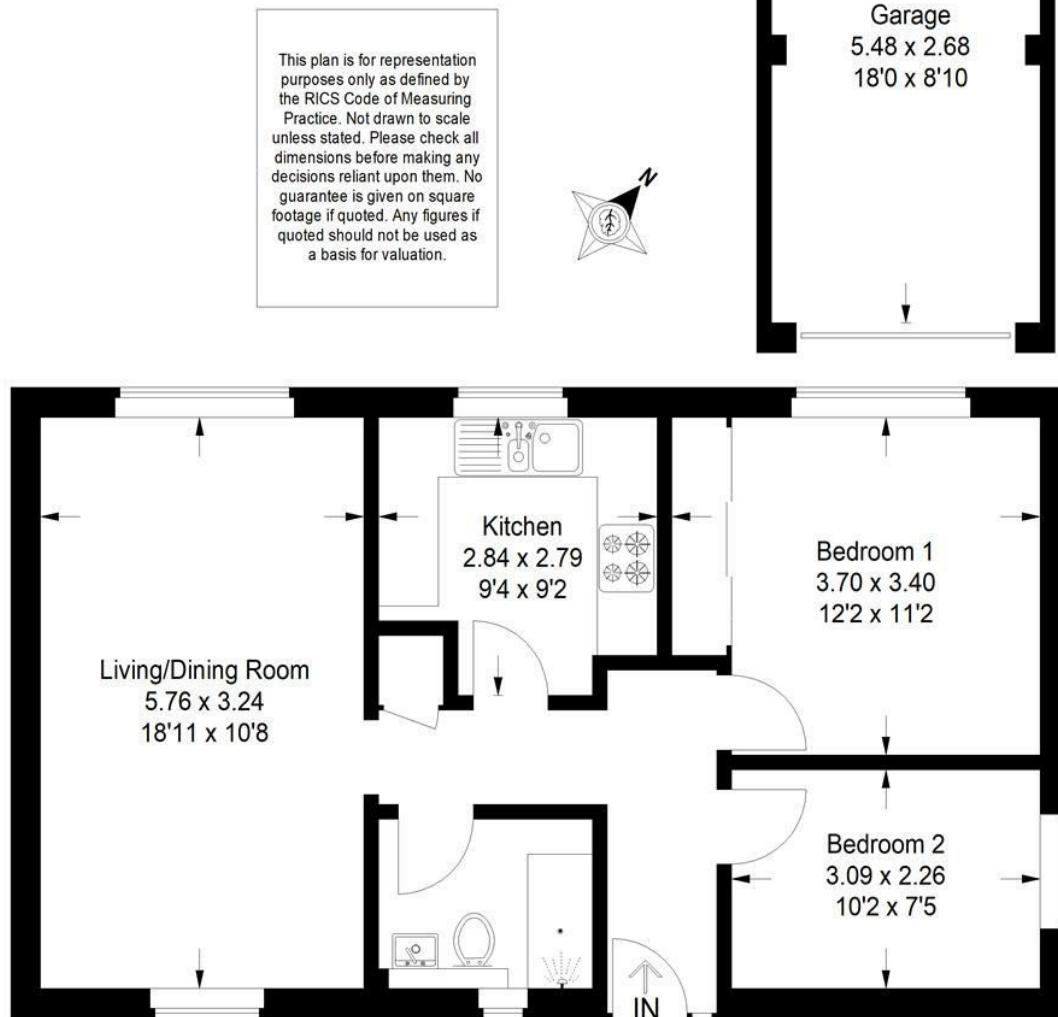


Leave Godalming on the A3100 (Meadow) towards Guildford then take the first turning right into Catteshall Lane. Continue along Catteshall Lane passing over the river bridge and Grange Close will be found as the second turning on the right hand side.



## Grange Close, Godalming

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 72.9 sq m / 784 sq ft



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.



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