



12 Dean Court Charterhouse Road

Godalming Surrey GU7 2AF

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

- Walking Distance of Godalming Town Centre & Main Line Station
- Recently Upgraded Kitchen & Bathroom
- Ground Floor with Private Patio
- Living/Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Electric Heating & Replacement Double Glazed Windows
- Well Maintained Communal Gardens
- Garage & Residents Parking Area



A bright and spacious two bedroom ground floor flat with private patio, garage and 999 lease with share of freehold. The property occupies a highly convenient location being within walking distance of the town centre and main line station.





Godalming Main Line Station – 0.6 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.6 miles

Doctors – 1.1 miles Dentist – 1.0 Miles

A3 – 2.4 miles M25 – 14.1 miles M3 – 13.7 miles

Lease Term – 999 Years from 1974 - Ground Rent Peppercorn

Service Charge - £1,430 P.A. Plus £321.42 P.A. into Reserve fund.

Energy Efficiency Rating E.

Council Tax Band - C £2138.83



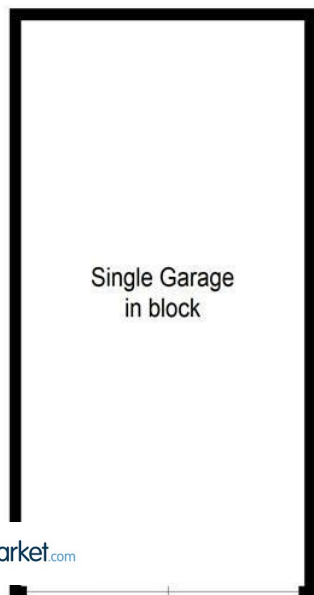
From our office proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Lane continuing under the railway bridge and on into Charterhouse Road. Take the second turning on your left hand side into Peperharow Road and Dean Court will be found immediately on your right hand side.



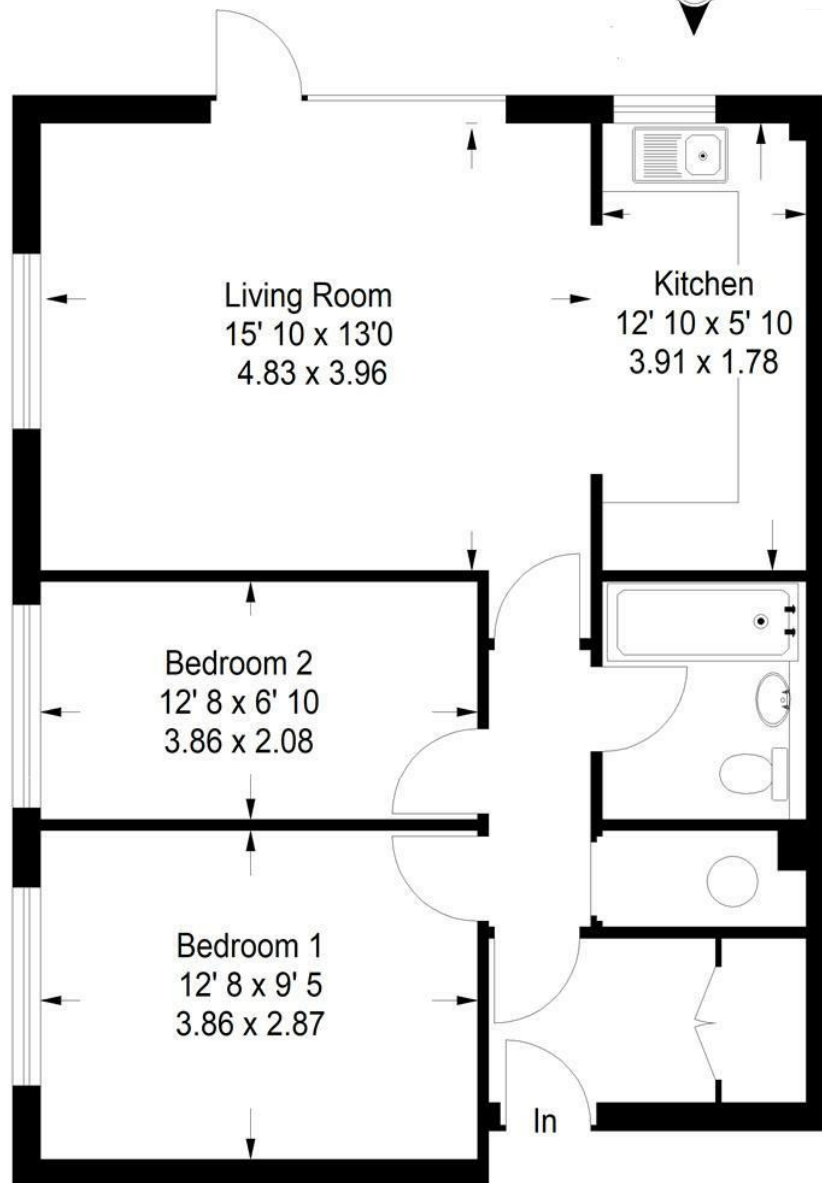


APPROX. GROSS
INTERNAL FLOOR AREA :
649 SQFT / 60 SQM

This plan is for
representation
purposes only as
defined by the RICS
Code of Measuring
Practice. Not drawn
to scale unless stated.
Please check all
dimensions before
making any decisions
reliant upon them.



Single Garage
in block



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.

