



18 Dean Court Charterhouse Road

Godalming GU7 2AF

Guide Price: £265,000 Leasehold - Share of Freehold

- Easy Reach Of The High Street & Station
- Large Entrance Hall
- Living/Dining Room & Balcony
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Attractive Communal Gardens
- Garage In Block
- 999 Year Lease From 1974 & Share Of Freehold



A bright and well planned two bedroom top floor apartment with balcony enjoying a most attractive outlook over the communal gardens. The property forms part of this low level development and benefits from a garage, a 999 year lease from 1974 as well as a share of the freehold. The property occupies a great location being just a short walk from the station and town centre with it's excellent shops, restaurants, leisure and recreational facilities and nearby bus routes.









Godalming Main Line Station – 0.6 miles

Godalming High Street – 0.6 miles

Doctors – 1.1 miles Dentist – 1 mile

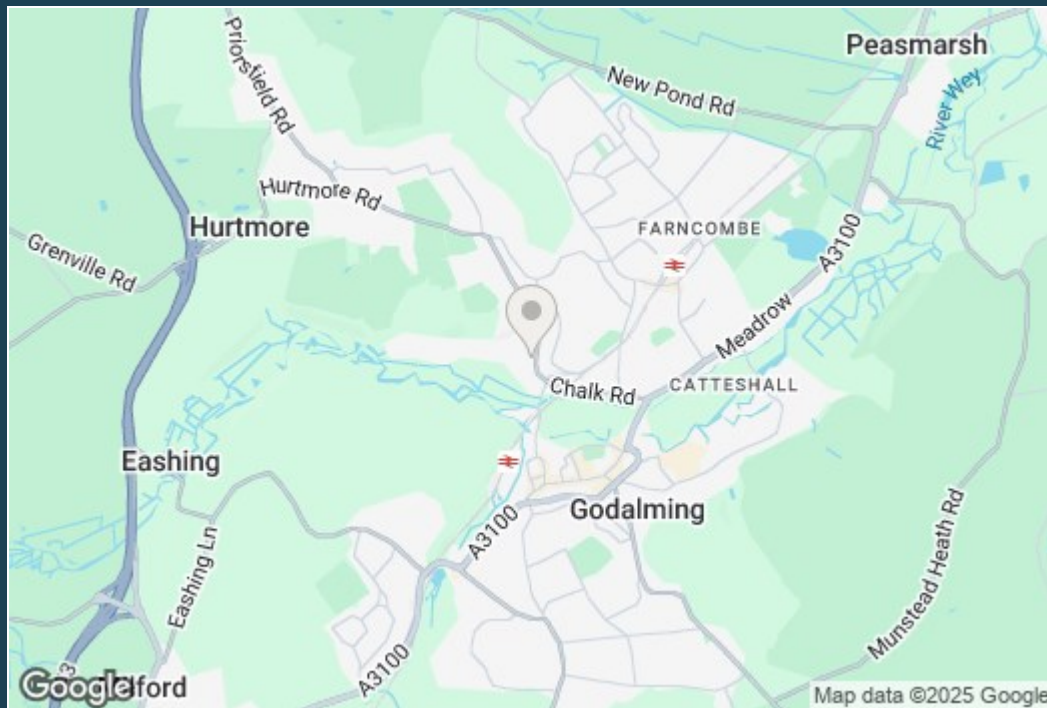
A3 – 2.4 miles M25 – 14.1 miles M3 – 13.7 miles

Council Tax Band – C Payable – £2239.94p (2025/26)

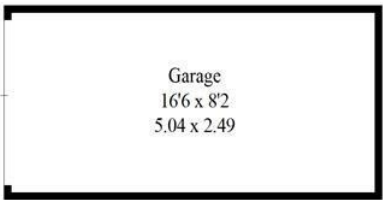
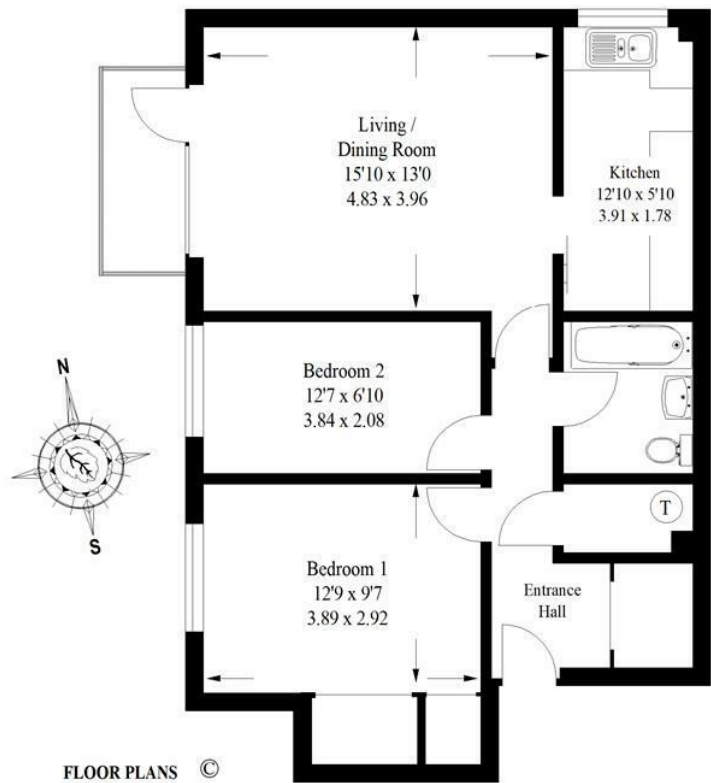
Energy Efficiency Rating – C

Service Charge £1,428.58p per annum
+ £160 Bi Annually - Reserve Fund

Lease 999 Years from March 1974 – Share Of Freehold



From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and continue under the railway bridge into Charterhouse Road. Take the second turning left into Peperharow Road where the entrance to Dean Court will be seen immediately on your right hand side.



Approximate Gross Internal Floor Area :	
Garage	693 sq ft
Flat	139 sq ft
Total	832 sq ft

Disclaimer:

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest decimetre. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



**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.