2 Bishops House Lower South Street

Godalming GU7 1BZ Asking Price: £170,000 Leasehold - Share of Freehold

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- Ideal First Time Buy & No Onward Chain
- Convenient Town Centre Location
- Station Within 1/2 a Mile
- Living Room
- Kitchen With Appliances
- Double Bedroom & Bathroom
- Double Glazing & Gas Central Heating
- 975 Year Lease & Share Of Freehold
- £35 Per Month Service Charge
- Recently Decorated & Carpeted

An excellent opportunity to enter the property market and avoid renting. A bright and well planned one bedroom ground floor apartment forming part of a an attractive low level development of just five properties, occupying a great location only moments from the High Street. The property benefits from a south facing living room, kitchen with oven, hob & built in fridge, double bedroom and bathroom. Other features include gas central heating, double glazing, new carpeting, 975 year lease, share of freehold and only £420 per year service charge. Godalming town centre offers an excellent range of shops, restaurants, leisure and recreational facilities as well as bus routes and main line station.

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Hotpoint
14:21

Main Line Station – 0.3 miles (Waterloo approx.50 mins)

Godalming High Street – 100 meters

Doctors – 1.1 miles, Dentist – 120 meters

A3 – 2.5 miles, M25 – 13 miles, M3 – 15 miles

Gatwick – 27.5 miles, Heathrow – 15 miles

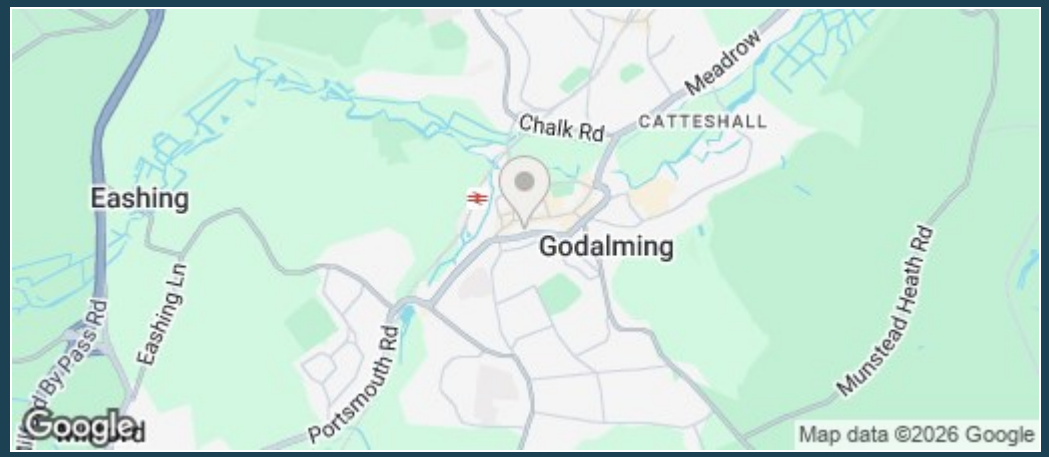
Council Tax Band – B, Payable – £2055.93p (2026/27

EPC Rating – C

Leasehold – 999 Years from 1st Jan 2002

Service Charge – Only £420 Per Annum, Ground Rent – £Nil

From our office walk up the High Street in a southerly direction towards The Pepperpot, and the turning for Lower South Street will be found in the left after approximately 300 meters, immediately after Caffe Nero. Bishops House will then be found after a short distance on the left hand side.



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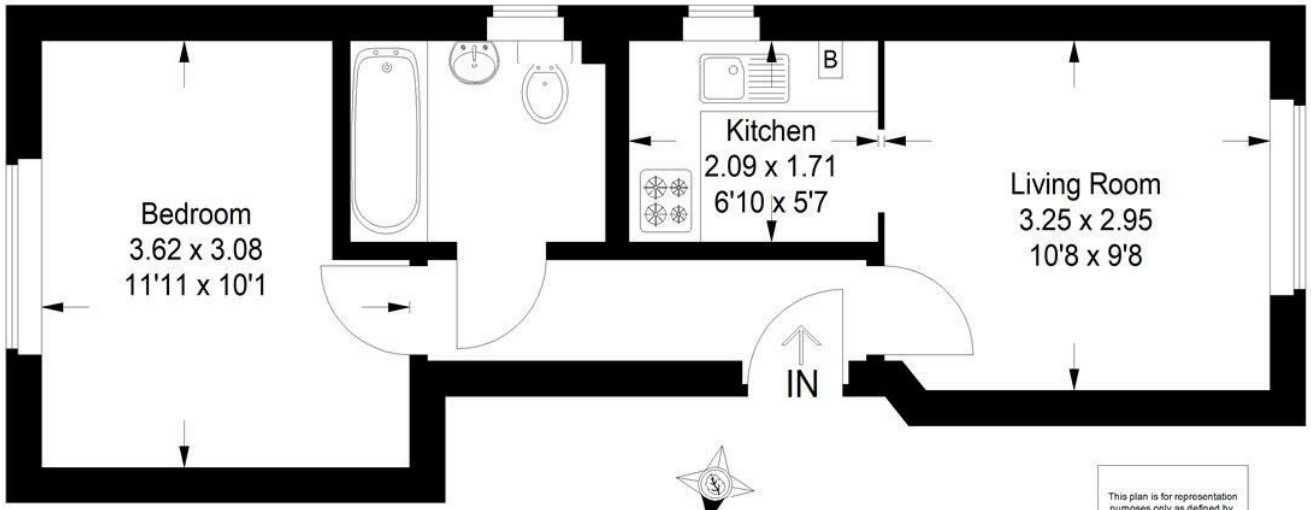
Bishops House, Lower South Street, Godalming



Ground Floor

Approximate Gross Internal Area = 31.7 sq m / 341 sq ft

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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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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.