



6 Brockton Filmer Grove

Godalming GU7 3AB

Asking Price: £285,000 Leasehold - Share of Freehold

- 999 year Lease From 2004 & Share Of Freehold
- Impressive Sitting/Dining Room
- Balcony
- Kitchen
- Two Bedrooms
- Stylish Bathroom & Separate Cloakroom
- Double Glazing & Gas Central Heating
- Attractive Communal Gardens
- Garage & Store
- Tucked Away Yet Convenient Location



A bright, spacious and well planned two bedroom first floor apartment with balcony and garage forming part of this low level development set in attractive communal gardens. The property also benefits from gas central heating, double glazing and has a 999 year lease from 2004 and share of freehold. The Property occupies a great, tucked away yet highly convenient location within walking distance of the town centre and main line station.









Main Line Station – 0.5 miles (Waterloo approx. 50 mins)

Godalming – 0.6 miles Guildford – 4.2 miles

Infant School – 0.3 miles Junior School – 0.8 miles

Secondary School – 1.2 miles

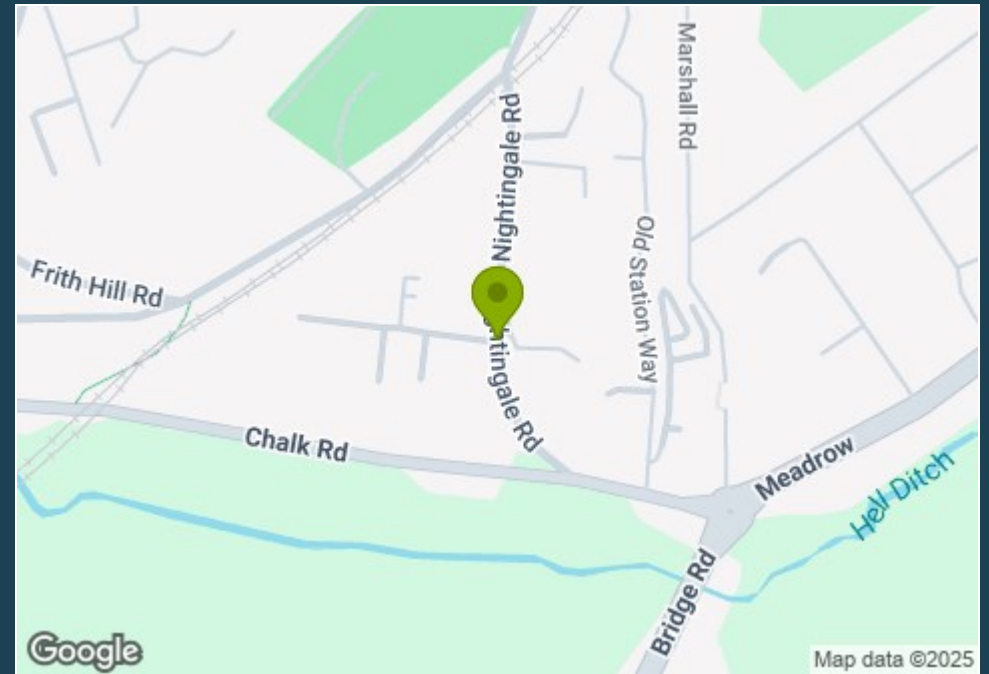
Doctors – 1 mile Dentist – 0.6 miles

A3 – 2.5 miles M25 – 16 miles M3 – 14 miles

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

Leasehold – 999 Years From 2004 + Share Of Freehold

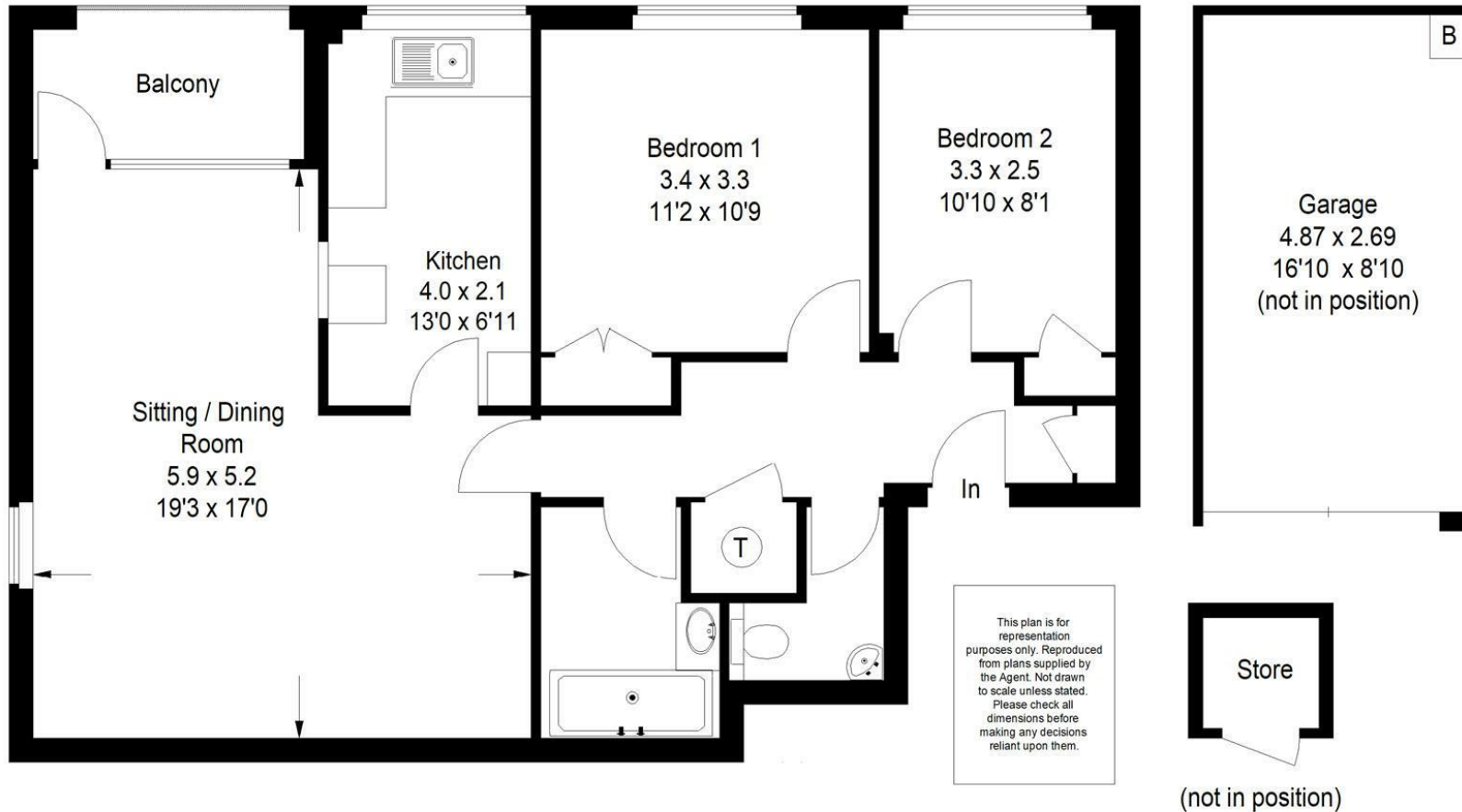
Service Charge – £2400 per annum EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then second right into Nightingale Road. Continue along Nightingale Road and take the first turning on your left into Filmer Grove. Brockton will then be found towards the end of Filmer Grove on your left hand side.

**Brockton,
Filmer Grove, Godalming**

APPROX. GROSS
INTERNAL FLOOR AREA
731 SQFT / 68 SQM
NOT Including Garage & Store



**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.