



42 The Atrium

Woolsack Way Godalming Surrey GU7 1EN

Guide Price: £475,000 Leasehold



- Security Entry System & Concierge
- Sitting Room
- Dining Room
- Large South Facing Balcony with Electric Awning
- Fully Fitted Kitchen
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Electric Under Floor Heating & Double Glazing
- Two Secure Underground Parking Spaces
- Attractive Communal Gardens



A superb three bedroom 2nd floor apartment with two bathrooms, south facing balcony and two secure underground parking spaces. The apartment forms part of this exclusive gated development with concierge, ideally located only a short distance from the town centre with its excellent shops, leisure and recreational facilities, bus routes and main line station.







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

Godalming High Street – 0.2 miles

Doctors – 0.8 miles Dentist – 0.2 Miles

A3 – 2.6 miles M25 – 15.6 miles M3 – 14.5 miles

Lease Term 150 Years from 01/01/2004 – Maintenance/Service
Charge – £3634.96 PA

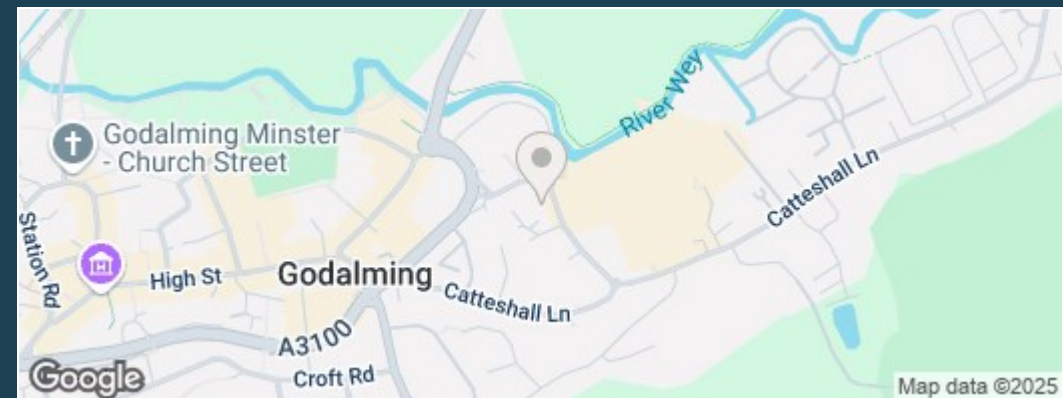
Ground Rent – £ 75 PA

Energy Efficiency Rating TBC.

Council Tax Band - E - £2940.89 (2024/25)



Directions: BOX 405 - A2 From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the first set of traffic lights and turn left into Woolsack Way. The Atrium will then be found on your right hand side just by the next mini roundabout.



The Atrium,
Woolsack Way, Godalming

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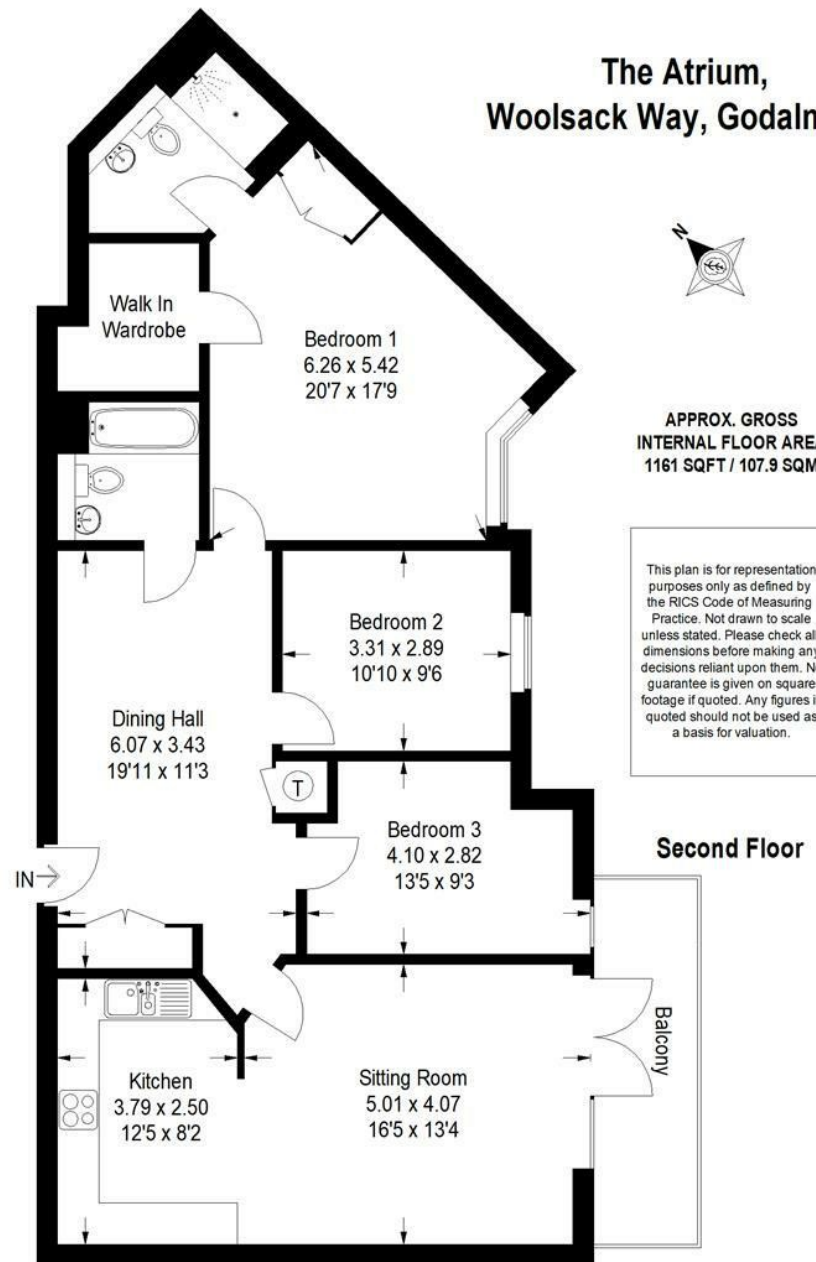


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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings 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.