43 Stuart Court Town End Street

Godalming Surrey GU7 1BJ

Asking Price: £126,500 Leasehold

Emery& Orchard
ESTATE AGENTS

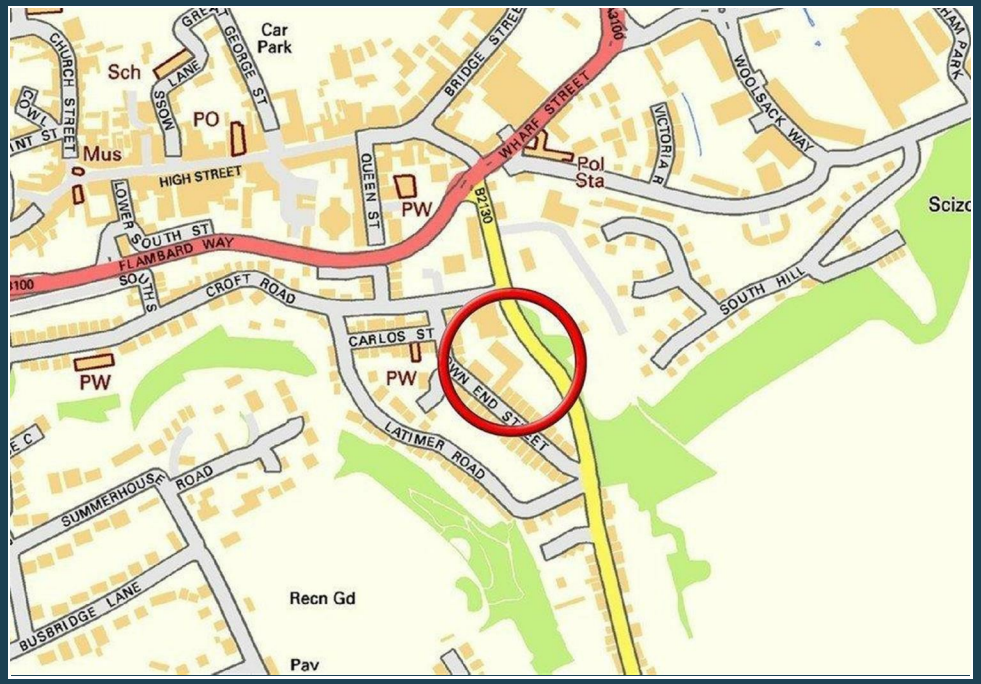
- Security Entryphone System
- Communal Entrance Hall & Lift Service
- Living Room
- Kitchen
- Double Bedroom With Wardrobes
- Bathroom
- Double Glazing & Electric Heating
- Residents Lounge, Laundry & Guest Suite
- Resident Estate Manager
- Attractive Communal Gardens & Residents Parking

A bright and well planned one bedroom top floor retirement flat forming part of this attractive low level development designed for the over 60's which includes an onsite manager, residents lounge, laundry and guest bedroom, ideally located being only a short distance from the High Street with its excellent local shops, leisure, recreational facilities, bus routes and main line station.

Emery& Orchard
ESTATE AGENTS

Residents Lounge

RF05 BHV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QUEEN ST
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FLAMBARD WAY
CROFT ROAD
CARLOS ST
SOUTH HILL
WOOLSACK WAY
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BRIDGE STREET
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LATIMER ROAD
SUMMERHOUSE ROAD
BUSBRIDGE LANE
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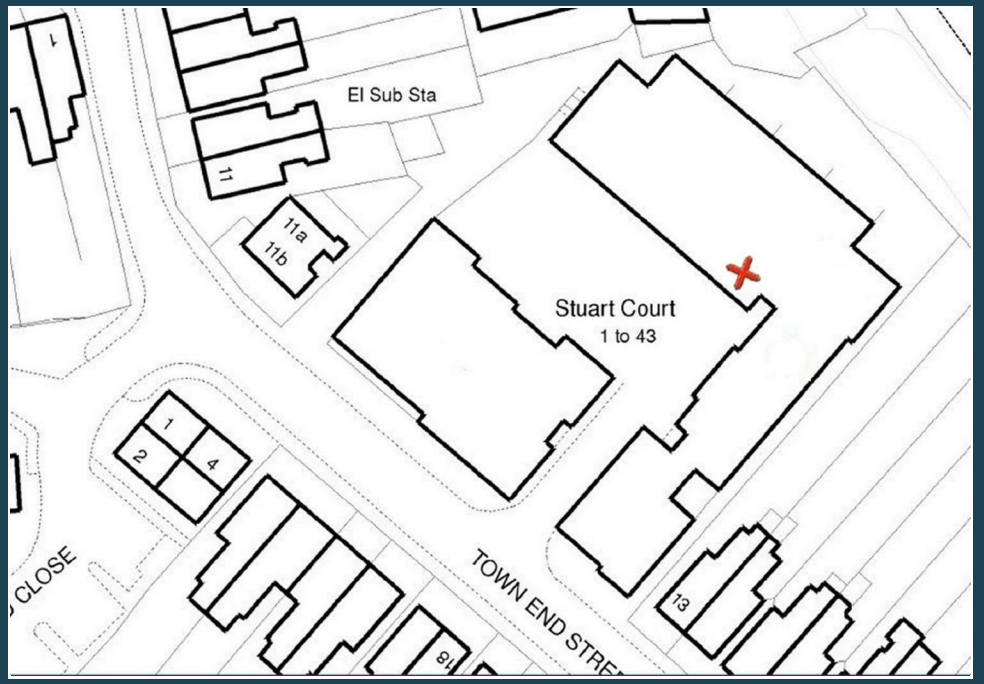
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11
11a
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Stuart Court
1 to 43
TOWN END STREET
13

Main Line Station – 0.6 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.2 miles

Mill Medical Practice –1.1 miles The Mews Dental Clinic – 0.5 miles

A3 – 2.8 miles M25 – 16.5 miles M3 – 15.0 miles

Council Tax Band - C Payable - £1,945

Lease Term – 125 Years From 1986

Maintenance Approx. £3432 per annum Ground Rent £100 per annum

Energy Efficiency Rating = C.

Directions: Proceed out of Godalming on the Brighton Road (B2130) and take the first turning right into Croft Road. Town End Street will be found as the first turning on your left hand side and Stuart Court will then be found after a short distance on the left hand side. Access to Number 43 will be found in the main block ahead of you.

rightmove

Stuart Court, Town End Street, Godalming

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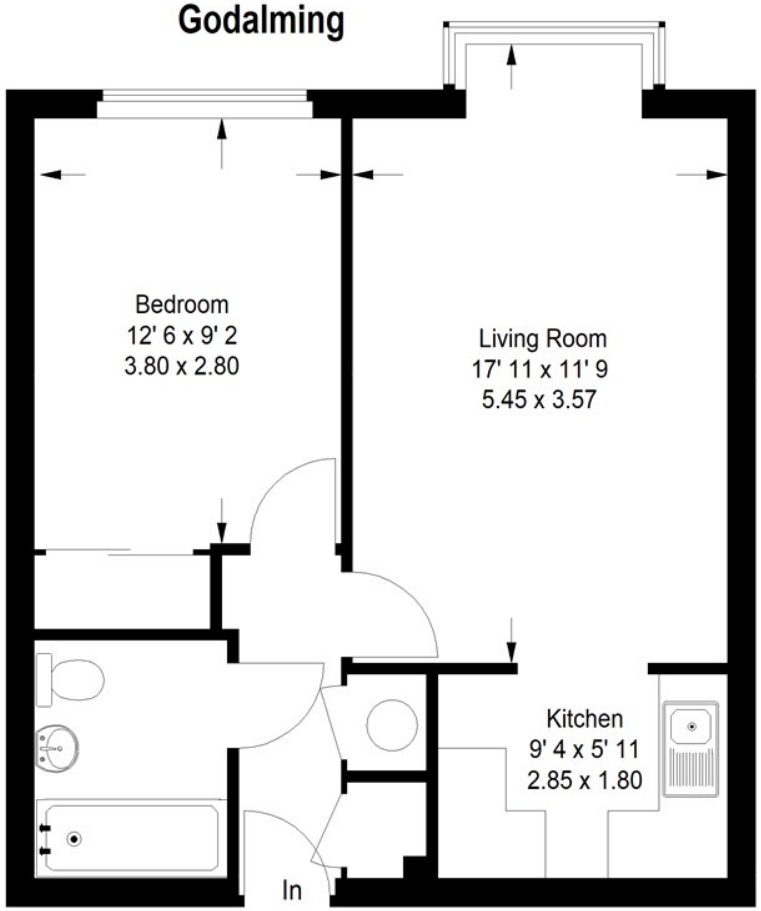

APPROX. GROSS INTERNAL FLOOR AREA : 440 SQFT / 41 SQM

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

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Emery & Orchard
ESTATE AGENTS

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The Property Ombudsman

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.