1 Wyatts Almshouses Wyatts Close

Godalming GU7 3BY

Asking Price: £323,000 Leasehold

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- Own Attractive Private Garden
- Wealth Of Period Features
- Own Private Entrance
- Delightful Sitting Room With Exposed Beams & Feature Brick Fireplace
- Stylish Fitted Kitchen With Appliances
- Double Bedroom
- Shower Room
- Underfloor Heating
- Useful Garden Store/Utility
- Private Parking Space & Visitor Parking

A wonderful one bedroom ground floor apartment of immense charm and character, having a wealth of period features and forming part of Wyatts Almshouses, an historic grade 1 listed building. The apartment has its own private entrance, as well as access via a communal hallway and provides accommodation that includes a delightful living room with beamed ceiling and inglenook fireplace, a stylish fitted kitchen, double bedroom and shower room. The property also has its own attractive private rear garden, useful utility/store and private parking space. The property occupies a great location being within easy reach of Godalming & Farncombe centres offering an excellent range of shops , leisure and recreation facilities, main line stations and nearby bus routes.

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

Farncombe Village Centre – 0.5 miles Godalming – 0.9 miles

Doctors – 0.4 miles Dentist – 0.9 miles

A3 – 3 miles M25 – 15.5 miles M3 – 15 miles

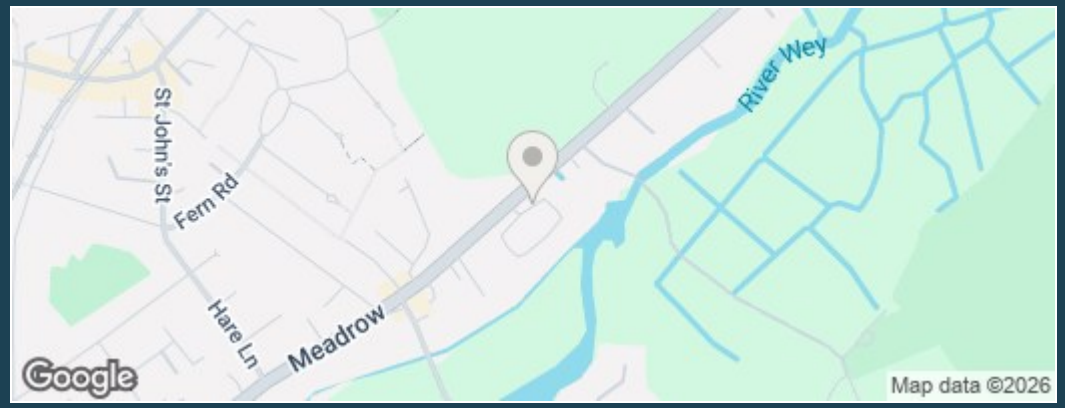
Council Tax Band – B Payable – £1959.95 (2025/26) E

EPC Rating – Listed Building

Leasehold – 999 Years from 20th March 2020

Service Charge & Ground Rent – £1808 P/A

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 second turning into Meadrow. Continue along Meadrow for approximately 0.5 of a mile and Wyatts Close will be found on your right-hand side.

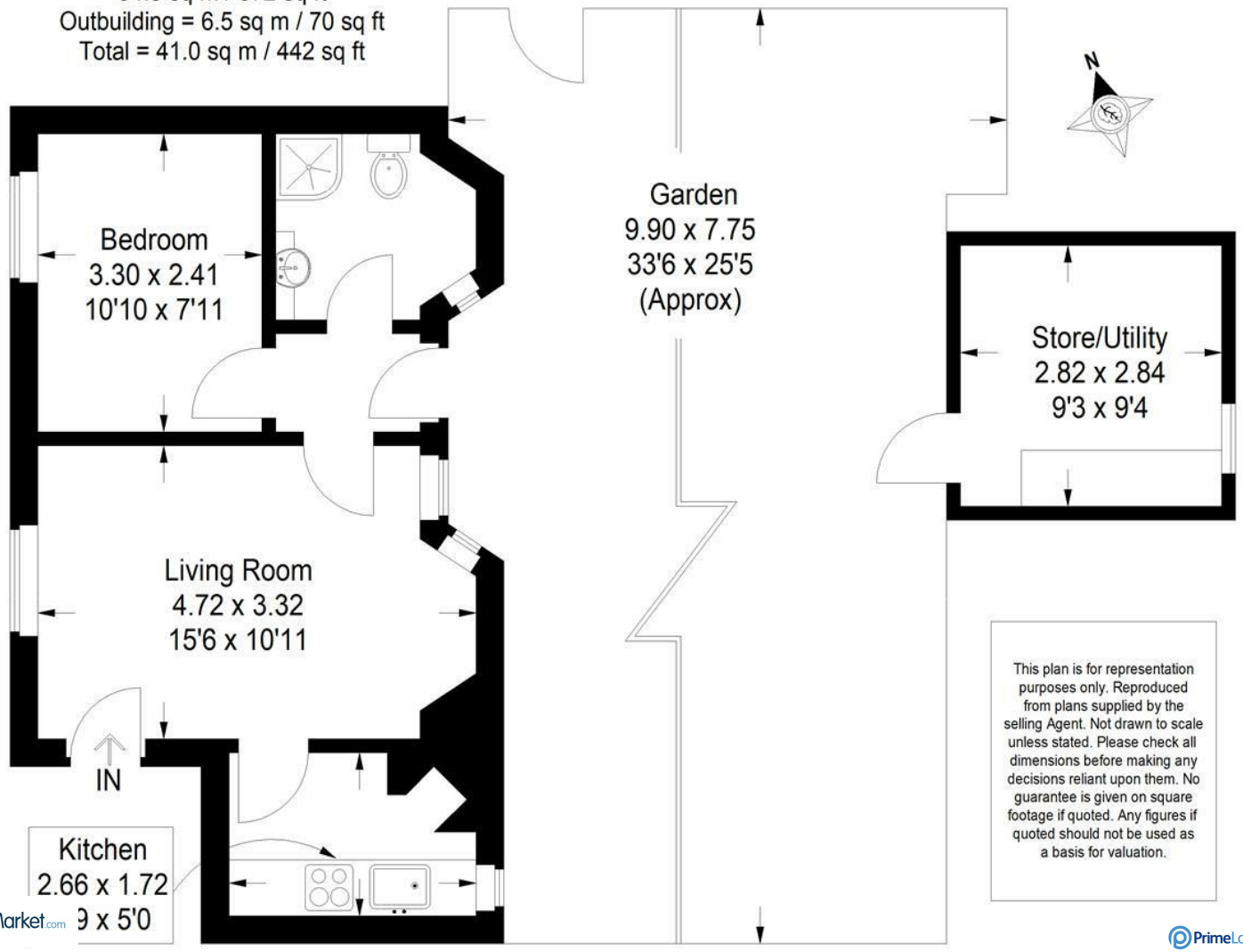


rightmove

Wyatts Almshouses, Wyatts Close, Godalming

ZOOPLA

Approximate Gross Internal Area
34.5 sq m / 372 sq ft
Outbuilding = 6.5 sq m / 70 sq ft
Total = 41.0 sq m / 442 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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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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.