



The Courtyard Flat 28 Marshall Road

Godalming Surrey GU7 3AS

Guide Price: £475,000 - 1/4 Share of Freehold

- Approximate Floor Area
1118 sq ft
- 999 Year Lease (957 Years
remaining) & 1/4 Share of
Freehold
- Living Room with Feature
Vaulted Ceiling
- Kitchen/Dining Room
- Master Bedroom with En
Suite Shower Room
- Two Further Bedrooms &
Bathroom
- Double Glazed Windows
- Private Gardens &
Courtyard
- Off Road Parking for Two
Cars
- Short Walk of Village
Centre & Main Line Station



A character three bedroom conversion flat with its own private entrance, two private gardens and off road parking conveniently located within a short level walk of the village centre and main line station. EPC = C









Farncombe Main Line Station – 0.2 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Doctors – 0.7 miles Dentist – 0.7 Miles

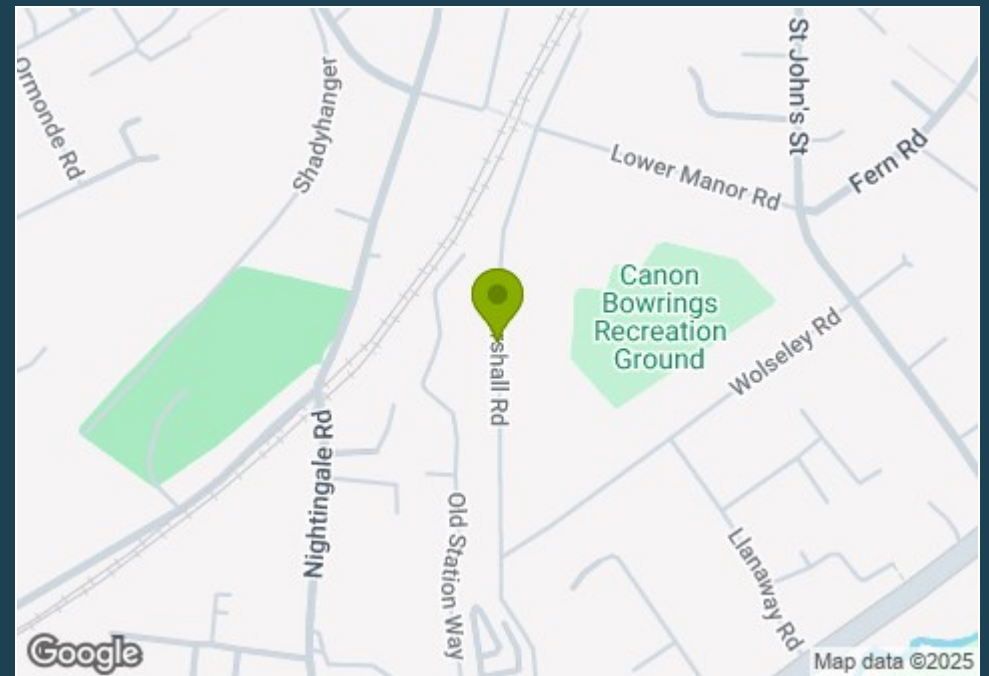
A3 – 2.8 miles M25 – 15 miles

Lease Term – 999 years (957 remaining)

Maintenance Charge (including Buildings Insurance)– £2208 PA

Energy Efficiency Rating C

Council Tax Band -C = £2040.06 P.A. (2023/24)



Directions: BOX 407 - C2 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 A3100 Meadrow towards Guildford and then take the third turning on your left hand side into Hare Lane. At the top of Hare Lane at the crossroads turn left into Lower Manor Road and the property will be found at the top of the road on the corner of Marshall Road.



**Emery &
Orchard**
ESTATE AGENTS

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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.