



# Flat 67 Alderbank Drive

Godalming Surrey GU7 1GB

Asking Price: £329,500 Leasehold

- No Onward Chain
- Second Floor with Lift Service
- Short Walk of Town Centre
- Living Room
- Kitchen
- Two Bedrooms & Bathroom
- Two Balconies
- Gas Heating & Double Glazed Windows
- Allocated Parking
- Communal Gardens



A spacious second floor purpose built apartment with lift service and two balconies located in a private residential development only a short walk of the High Street and within easy reach of Godalming main line station serving London Waterloo in 45 minutes.





Godalming Main Line Station – 1.1miles (Waterloo approx. 45 mins)

Francombe – 1.1 miles Godalming – 0.6 miles

A3 – 3.7 miles M25 – 13.1 miles

Council Tax Band - C Payable - £2,138.83 (2024/25)

Energy Efficiency Rating - B

Ground Rent £200 P.A.

Annual Service Charge - £1486.68 P.A. (2024)

Lease - 125 years commencing from 1st September 2014

N.B. The property is presently under shared ownership with Clarion Housing Association



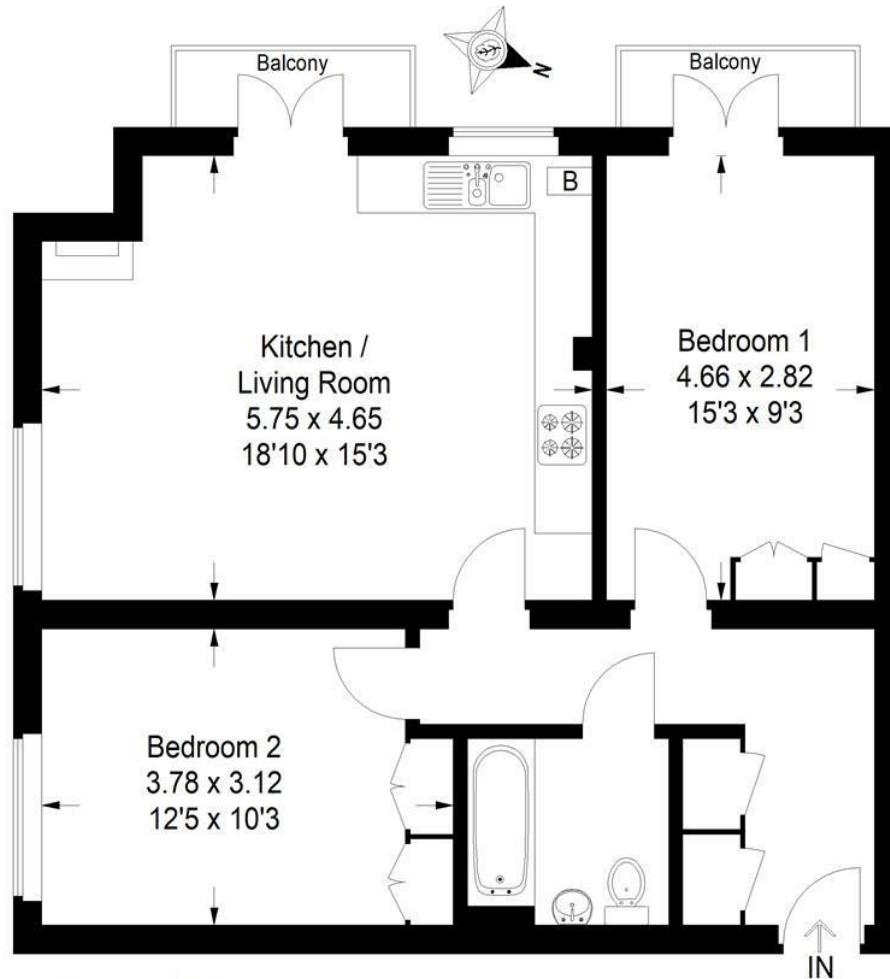
BOX 405 - A3 From our office in the High Street proceed down Bridge Street and at the first mini roundabout take the second exit into Flambard Way. At the first set of traffic lights turn left towards Sainsburys supermarket and at the mini roundabout take the third exit. At the next mini roundabout take the first exit into Catteshall Lane. Continue along Catteshall Lane and the turning for Alderbank Drive will be found after a short distance on your left hand side.



# Alderbank Drive, Godalming

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft

zoopla



**Second Floor**

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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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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.

