

23 Badgers Hollow Peperharow Road

Godalming GU7 2PX

Asking Price: £200,000 Leasehold

Emery& Orchard
ESTATE AGENTS

- No Onward Chain
- Easy Reach Of Town Centre & Station
- Entrance Hall
- Living Room
- Fitted Kitchen With Appliances
- Double Bedroom
- Bathroom
- Gas Central Heating
- Allocated Parking Space
- Attractive Communal Grounds



A fabulous one bedroom top floor apartment providing bright and well planned accommodation that includes a good size entrance hall, south facing living room with views towards Godalming, double bedroom and bathroom. The apartment also benefits from an allocated parking space and 146 year lease. The property occupies a great location being within walking distance of the station and town centre with it's excellent shops, restaurants, leisure and recreational facilities and nearby bus routes.

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BOSCH














BOSCH




22
23
28

Godalming Main Line Station – 0.7 miles
(Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Doctors – 1.2 miles Dentist – 1.1 miles

A3 – 2.5 miles M25 – 14.2 miles M3 – 13.8 miles

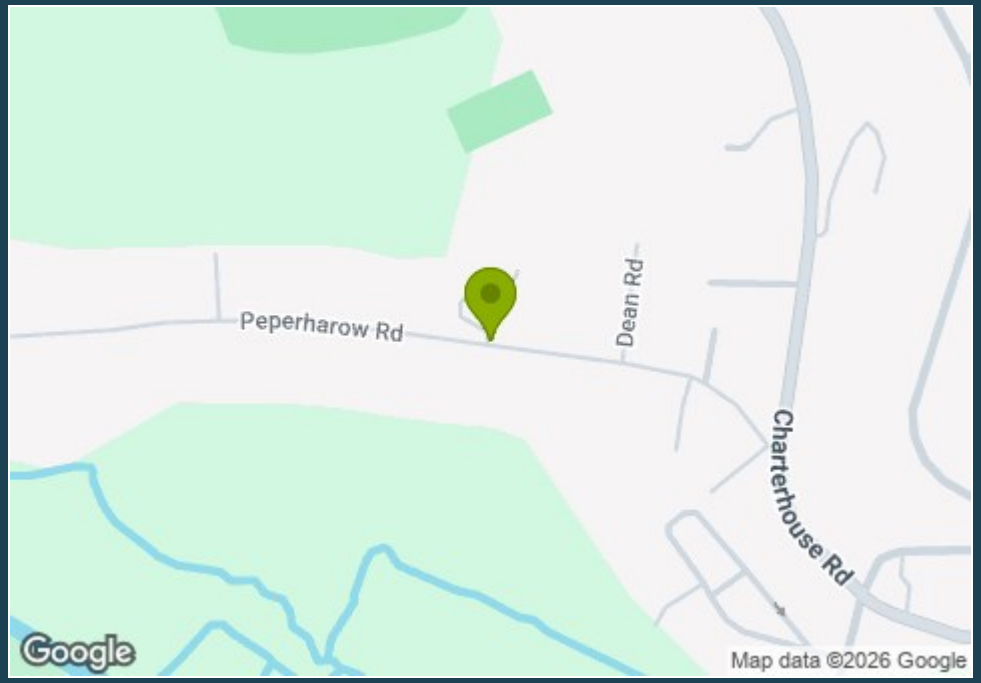
Gatwick – 28 miles Heathrow – 31 miles

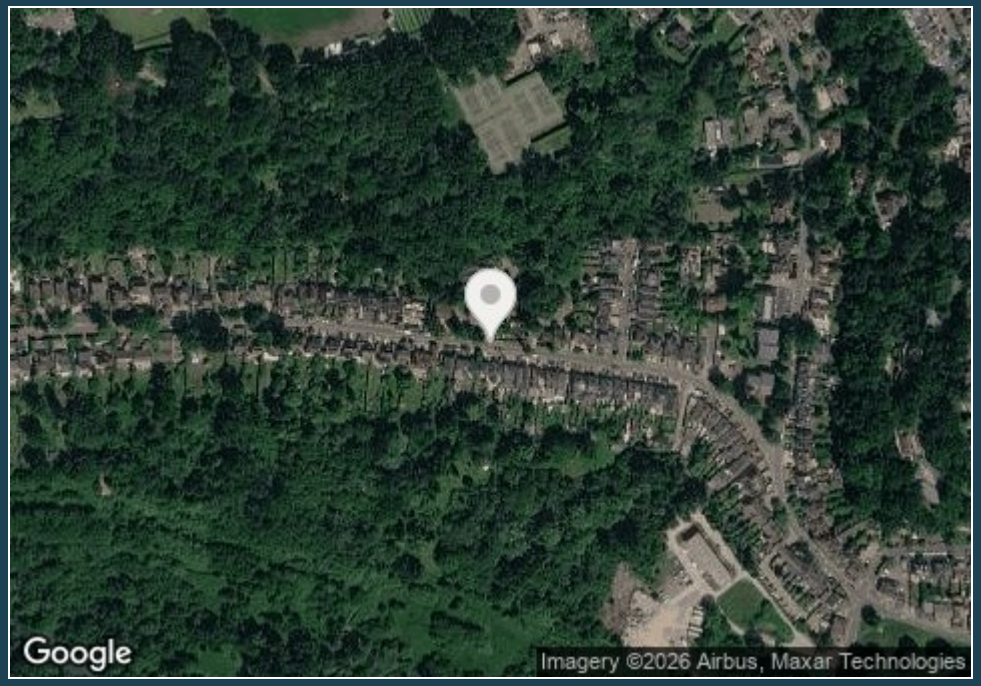
Council Tax Band - C Payable - £2239.94 (2025/26)

Energy Efficiency Rating - C

Lease - 189 years from September 1983

Service Charges £1,394 (estimated) Ground Rent £220



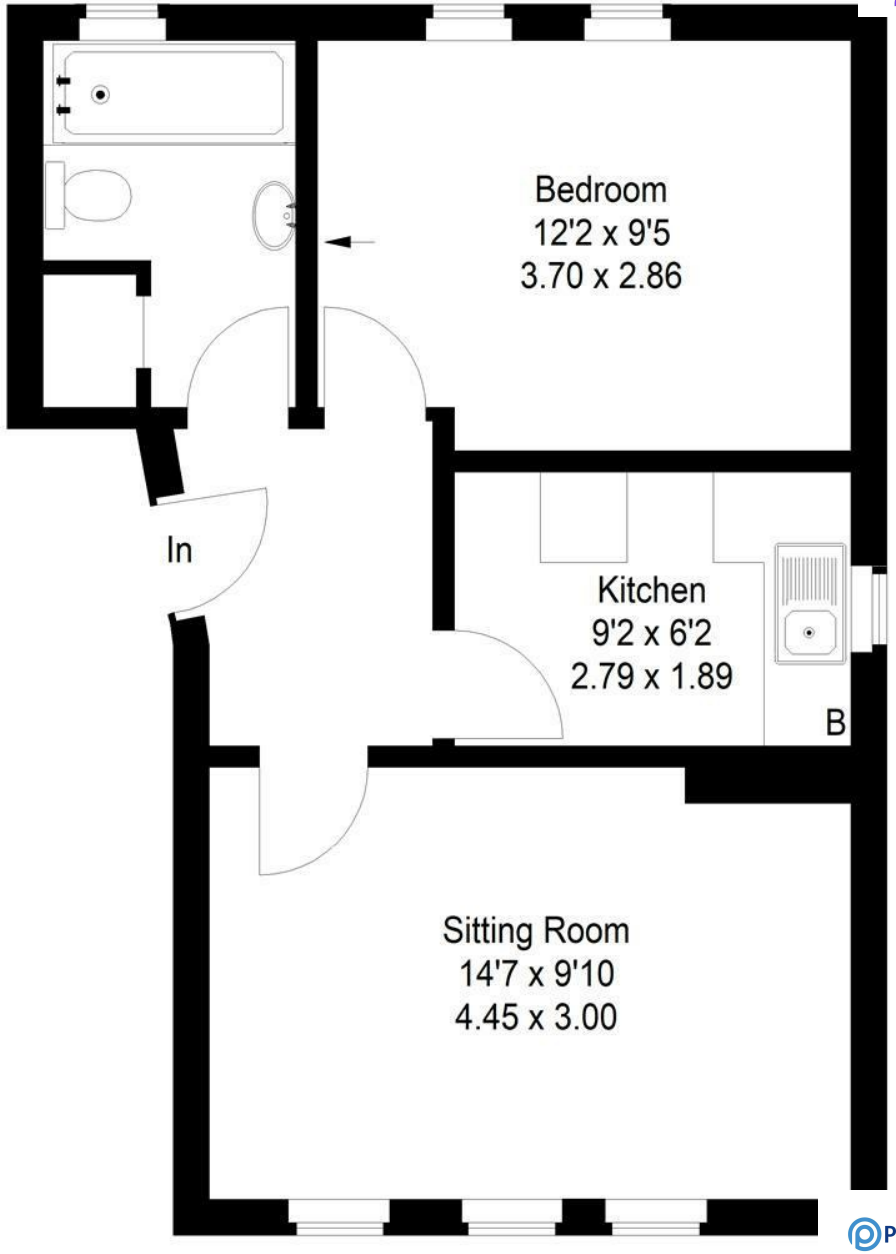


Directions: BOX 423 B1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and proceed under the railway bridge and on into Charterhouse Road. Having passed the railway bridge take the second turning on your left hand side into Peperharow Road and Badgers Hollow will be found after a short distance on your right hand side.

rightmove

ZOOPLA

Badgers Hollow, Peperharow Road, Godalming



APPROX. GROSS
INTERNAL FLOOR AREA
415 SQFT / 38 SQM

N

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.

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.