

24 Milford House Portsmouth Road

Milford Godalming GU8 5HJ

Asking Price: £315,000 Leasehold

Emery& Orchard
ESTATE AGENTS

- ***No Onward Chain***
- Short Walk of Village Centre
- Easy Reach of Main Line Station & A3
- 18ft Dual Aspect Sitting Room
- Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Gas Heating & Double Glazed Windows
- Residents Parking Area
- Well Maintained Communal Gardens



An attractive purpose built two bedroom top floor apartment forming part of the exclusive gated Milford House development which is set in landscaped communal gardens that have a delightful outlook over a pretty stream and woodland beyond. The development is extremely well located within a short level walk of Milford village and within easy reach of a main line station and the A3.

Emery& Orchard
ESTATE AGENTS











Milford Main Line Station – 0.8 mile (Waterloo approx. 50 mins)

Milford Village Centre – 0.2 mile Godalming – 1.5 miles

Doctors – 0.2 miles Dentist – 0.4 miles

A3 – miles 1 mile - M25 – 15.4 miles - M3 – 15.2 miles

Lease Term – 125 years from 1 January 1999

Maintenance – £3370.21 (2025)

Ground Rent – £387.70 (2025)

Energy Efficiency Rating C

Council Tax Band D – Payable £2477.87 (2025/26)

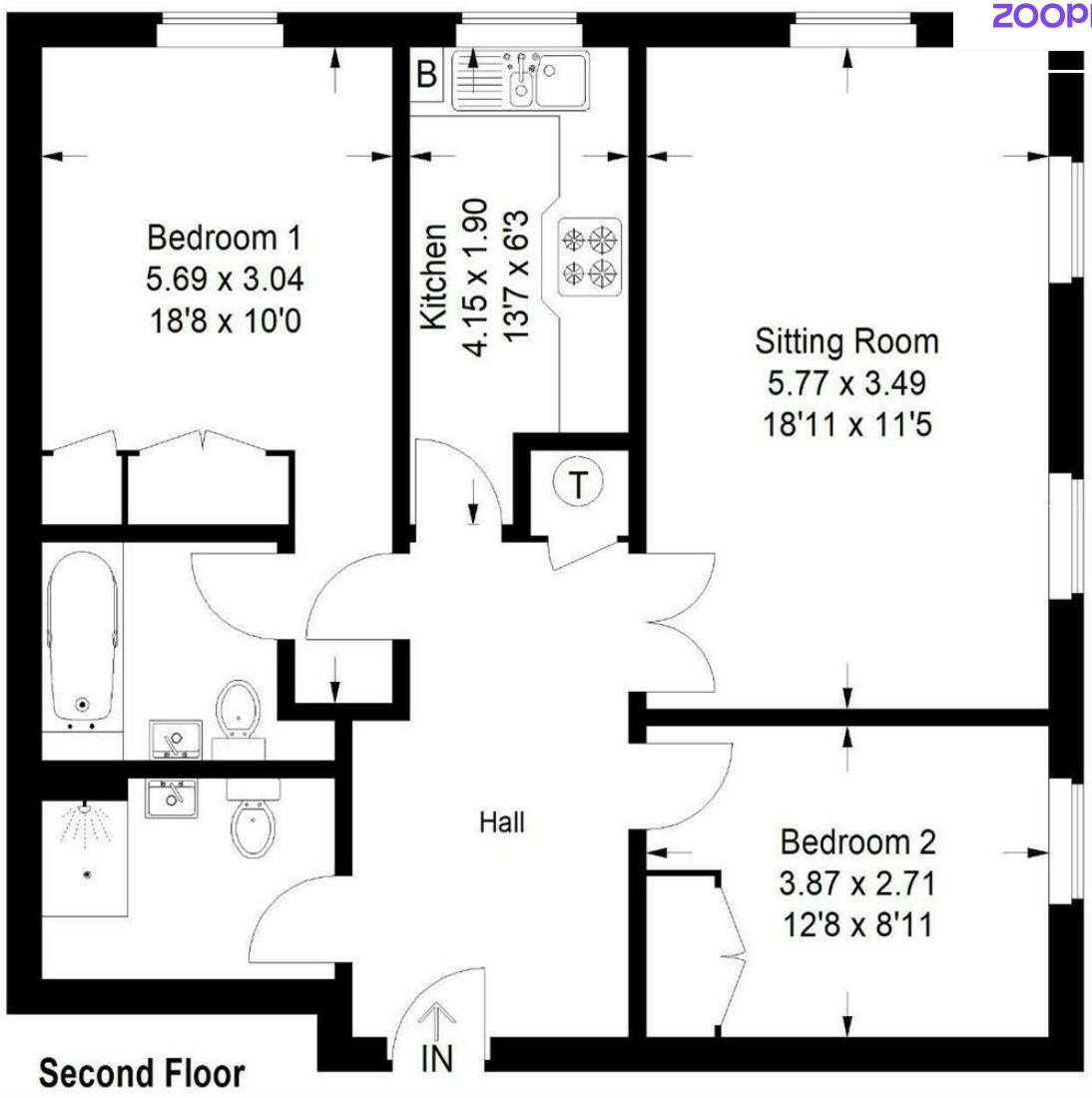




BOX 420 M5 Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the roundabout at the Inn on the Lake continuing under the railway bridge and on towards Milford village. Continue towards the village passing Squires Garden Centre on your right hand side and just before you reach the mini roundabout, the entrance to Milford House will be seen on your left hand side (opposite Meadow Close). Turn into the development passing the main house on your right and at the rear go through the wrought iron gates following the driveway round to the rear of the development where the entrance to number 24 will be found.



Portsmouth Road, Milford



Second Floor

APPROX. GROSS
INTERNAL FLOOR AREA
798 SQFT / 74.1 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.

Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.