



8 Royal Mews

Godalming Surrey GU7 1TW

Guide Price: £415,000 Leasehold

- Vacant Possession & No Onward Chain
- Gated Entrance & Entry Phone System
- Tucked Away Yet Highly Convenient Location
- Conservation Area
- Sitting/Dining Room
- Fitted Kitchen
- Two Bedrooms
- En-Suite Shower Room & Bathroom
- Double Glazing & Central Heating
- Allocated Parking Space & Private Part Walled Garden



A fabulous two bedroom, two bathroom ground floor apartment with its own private part walled garden and parking, forming part of an exclusive gated development, set in the heart of the town centre within the conservation area and just off the High Street with its excellent shops, restaurants, leisure, recreational facilities, bus routes and main line station.









Godalming Main Line Station – 0.5 miles (Waterloo approx. 45 mins)

Godalming High Street – 100 Meters

Doctors – 1.0 miles Dentist – 150 Meters

A3 – 2.7 miles M25 – 15 miles M3 – 15.5 miles

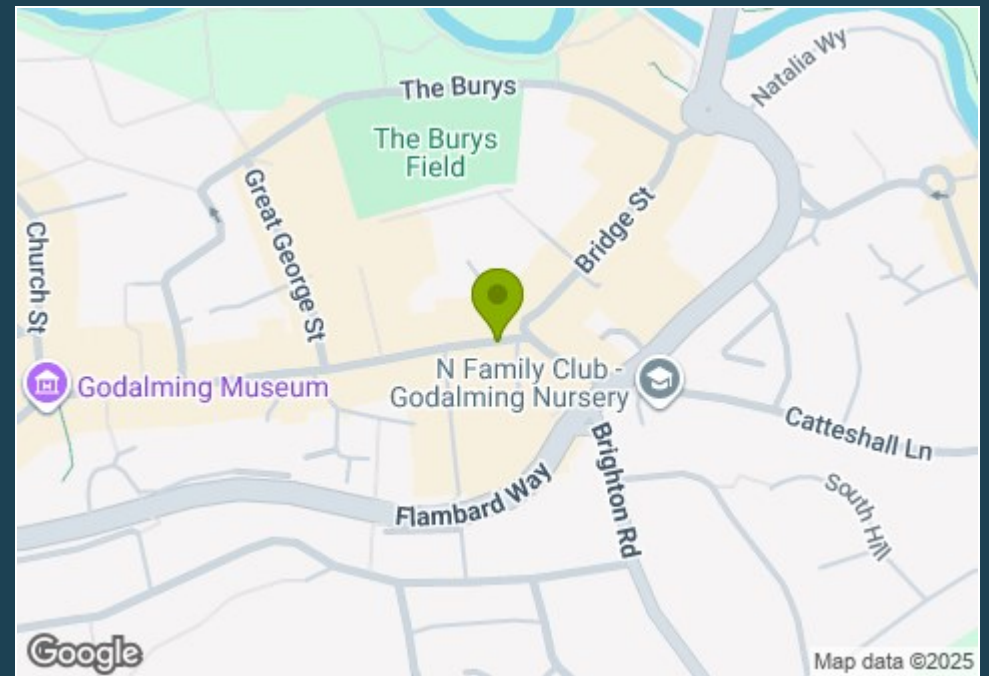
Council Tax Band - D Payable - £2,406.18 (2024/25)

Energy Efficiency Rating - D

Lease Term – 125 Years From 15/03/2010

Service Charges – Approx. £2600 p/a (2024) Ground Rent – £200.00 p/a

Energy Efficiency Rating - C - Council Tax Band D - £2,406.18 (2024/25)



Directions: Leaving our office in the High Street turn right immediately after the King Arms & Royal Hotel, under the archway and the Entrance to Royal Mews will be seen ahead of you. Number 8 is located in the 2nd block at the rear.



**Emery &
Orchard**
ESTATE AGENTS

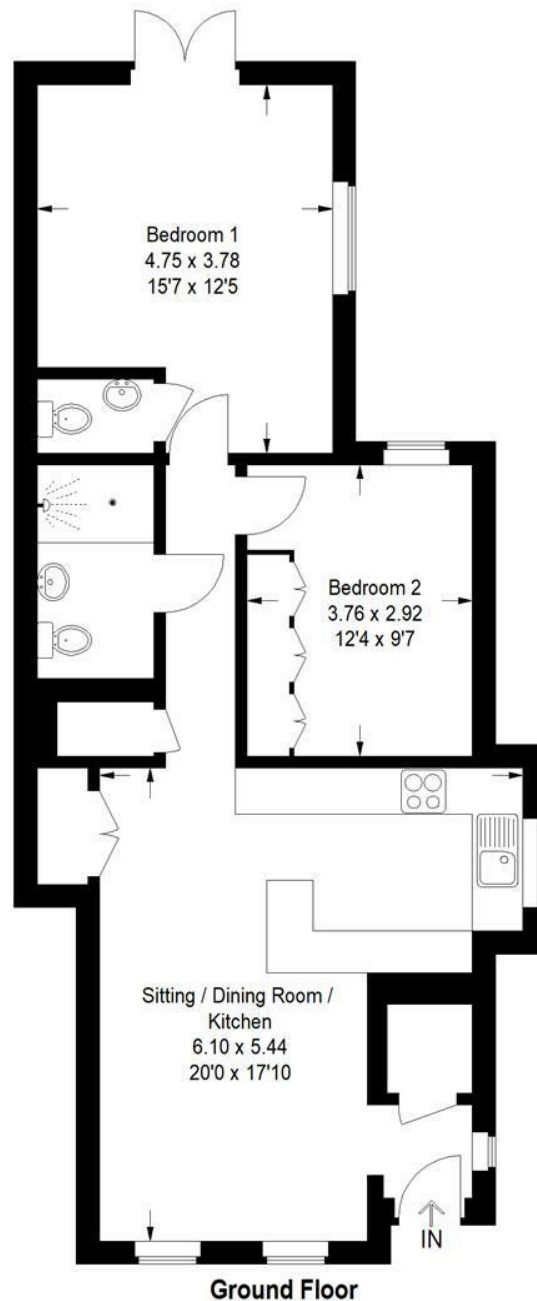
01483 419 300

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Godalming
Surrey
GU7 1EB

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Royal Mews Godalming

Approximate Gross Internal Area
72.1 sq m / 777 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.

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.