

- 999 year Lease From 2004 & Share Of Freehold
- Impressive Sitting/DiningRoom
- Balcony
- Kitchen
- Two Bedrooms
- Stylish Bathroom &Separate Cloakroom
- Double Glazing & GasCentral Heating
- Attractive Communal Gardens
- Garage & Store
- Tucked Away YetConvenient Location



A bright, spacious and well planned two bedroom first floor apartment with balcony and garage forming part of this low level development set in attractive communal gardens. The property also benefits from gas central heating, double glazing and has a 999 year lease from 2004 and share of freehold. The Property occupies a great, tucked away yet highly convenient location within walking distance of the town centre and main line station.























Main Line Station – 0.5 miles (Waterloo approx. 50 mins)

Godalming – 0.6 miles Guildford – 4.2 miles

Infant School – 0.3 miles Junior School – 0.8 miles

Secondary School – 1.2 miles

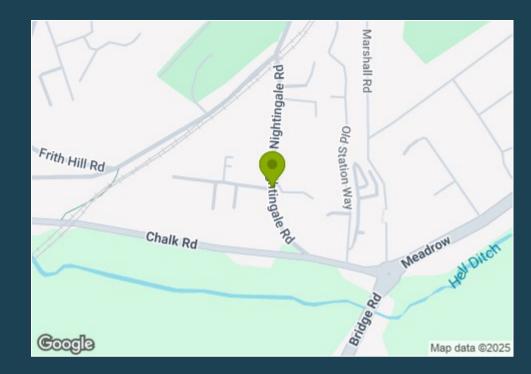
Doctors – 1 mile Dentist – 0.6 miles

A3 – 2.5 miles M25 – 16 miles M3 – 14 miles

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

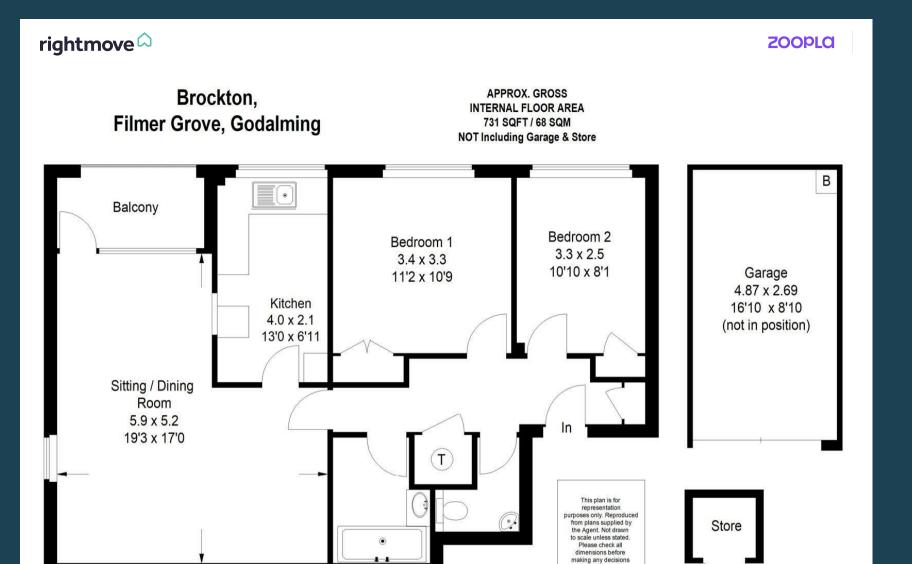
Leasehold – 999 Years From 2004 + Share Of Freehold

Service Charge – £2400 per annum EPC Rating – D





Directions: 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 first exit left into Chalk Road and then second right into Nightingale Road. Continue along Nightingale Road and take the first turning on your left into Filmer Grove. Brockton will then be found towards the end of Filmer Grove on your left hand side.



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(not in position)

reliant upon them