



# 15 Weyview Gardens

Godalming GU7 1GG

Asking Price: £475,000 Leasehold









- Stunning Views Over the River Wey and Water Meadows Beyond
- Walking Distance of the Town Centre
- Easy Reach to Main Line Station
- Impressive Open Plan Living/Dining/Kitchen
- Wide Bi-Fold Doors Opening to Covered Balcony
- Two Double Bedrooms & Two Bathrooms
- Gas Heating & Double Glazing
- Allocated and Visitors Parking
- Communal Gardens
- Access to Private River Tow Paths



**\*\*Stunning Riverside Setting\*\*** A well appointed bright and spacious two bedroom and two bathroom apartment with large covered balcony enjoying lovely views along the River Wey. The apartment benefits from a lift service and allocated parking as well as being extremely conveniently located within walking distance of the town centre and main line station.















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

Francombe – 1.1 miles Godalming – 0.6 miles

A3 – 3.8 miles M25 – 13.2 miles

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

Energy Efficiency Rating - B

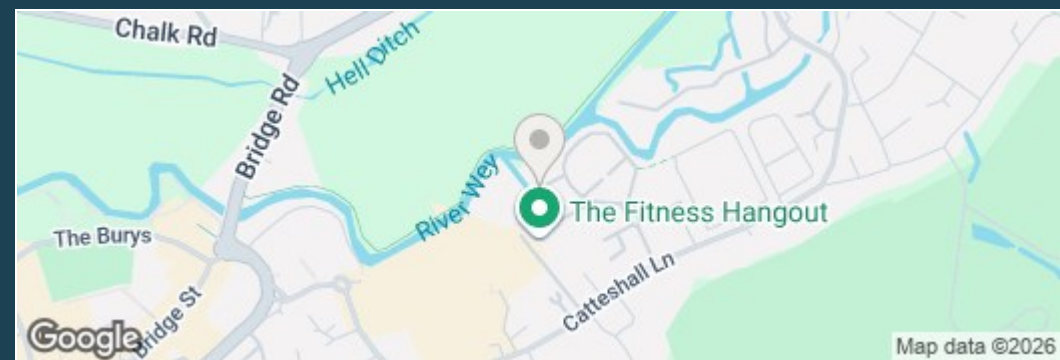
Ground Rent £441.64

Annual Service Charge £3286.70

Lease - 125 years commencing from 1st April 2013

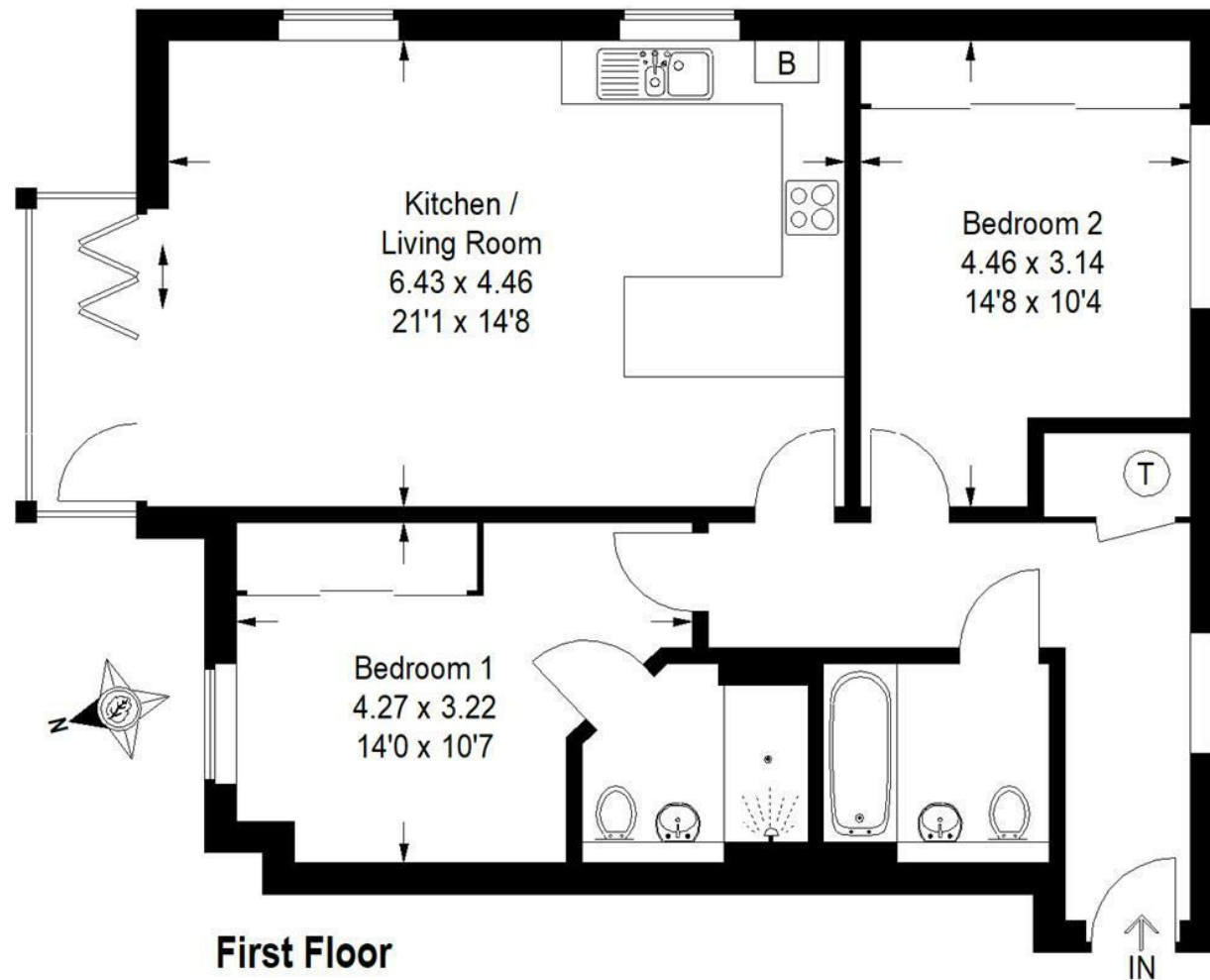


Directions: From our office in the High Street proceed down Bridge Street and at the first mini roundabout take the second exit into Flambard Way. At the first set of traffic lights turn left towards Sainsburys supermarket and at the mini roundabout take the third exit. At the next mini roundabout take the first exit into Catteshall Lane. Continue along Catteshall Lane and the turning for Alderbank Drive will be found on your left just as you approach the Linden Homes development. Continue along Alderbank Drive and bear round to the left and Wavview Gardens will be seen on your left hand side





Approximate Gross Internal Area = 75.5 sq m / 813 sq ft



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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.

