



7 Treryn Heights Frith Hill Road

Godalming Surrey GU7 2EQ

Asking Price: £335,000 Leasehold - Share of Freehold





- No Onward Chain
- 944 Year Leasehold with Share of Freehold
- Large Balcony with Lovely Views
- 25ft Split Level Double Aspect Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Double Glazing & Gas Heating
- Communal Gardens & Allocated Covered Parking Space
- Easy Reach of Town Centre & Main Line Station



A superb two bedroom purpose built split level apartment with large balcony and covered parking located in the popular Charterhouse area of Godalming being within easy reach of the town centre, A3 and main line station.







Godalming Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Doctors – 1.2 miles Dentist – 0.9 Miles

A3 – 2.2 miles M25 – 14.6 miles M3 – 13.4 miles

Lease Term 999 years from 29/09/1969 – Plus Share of Freehold

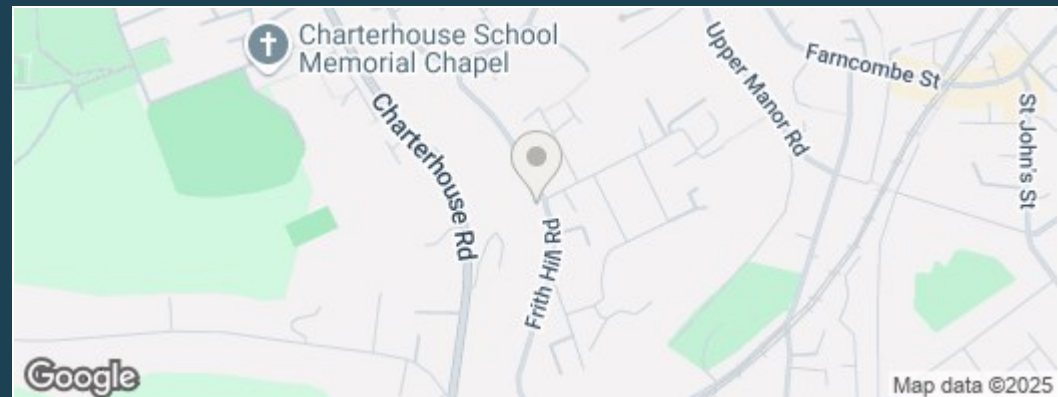
Service Charge - £1600 (2024)

Energy Efficiency Rating C

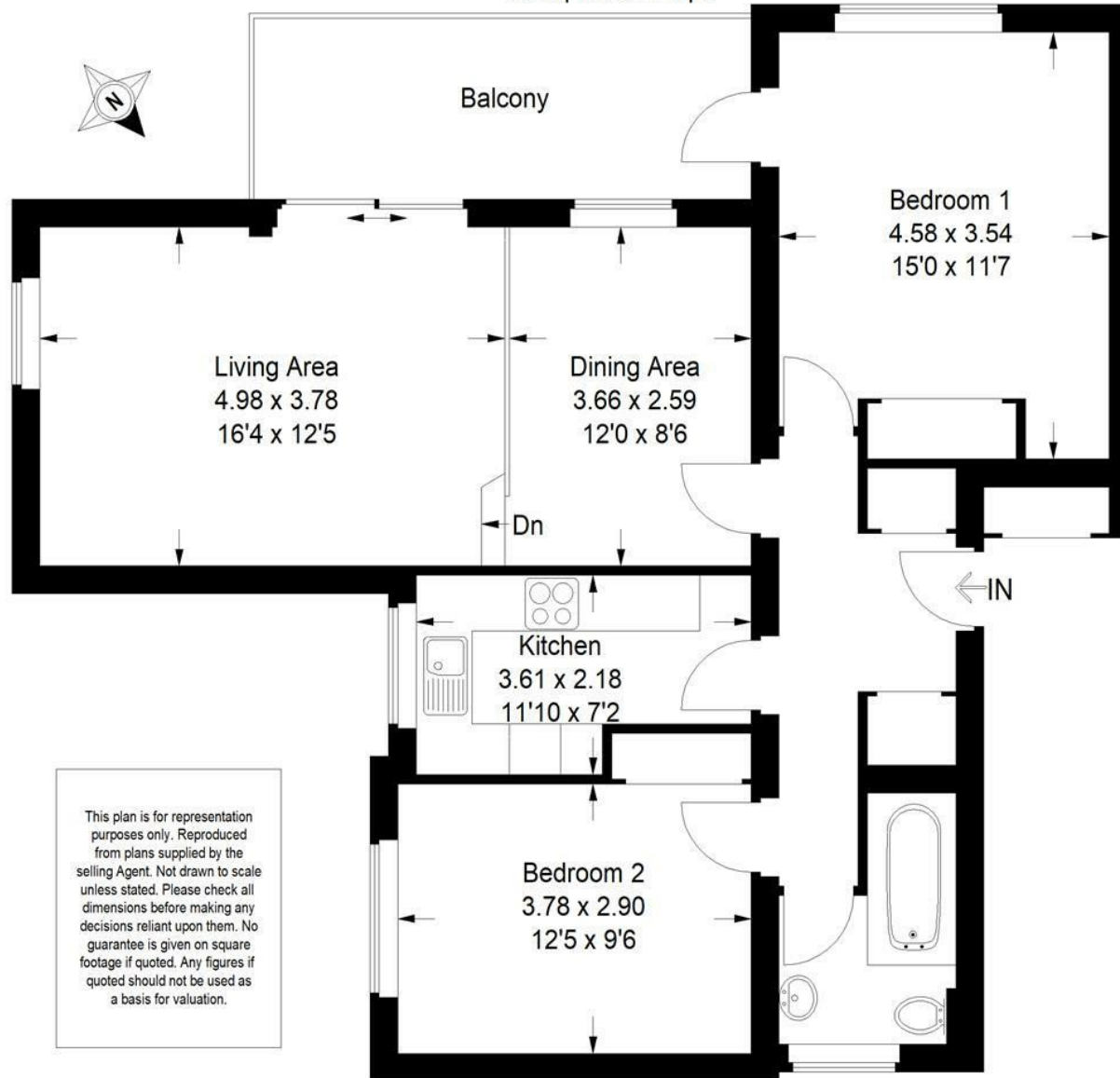
Council Tax Band - D - £2406.16 (2024/25)



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 turning left into Chalk Road, continuing under the railway bridge and on into Charterhouse Road. Continue along Charterhouse Road, under the footbridge turning right into Twycross Road and then take the second turning on your right hand side into Frith Hill Road where Treryn Heights will be found after a short distance on your right hand side.



Approximate Gross Internal Area (Excluding External Cupboard)
79 sq m / 851 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.



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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.

