

1 Robuck House Croft Road

Godalming GU7 1GU

Guide Price: £465,000 Leasehold - Share of Freehold

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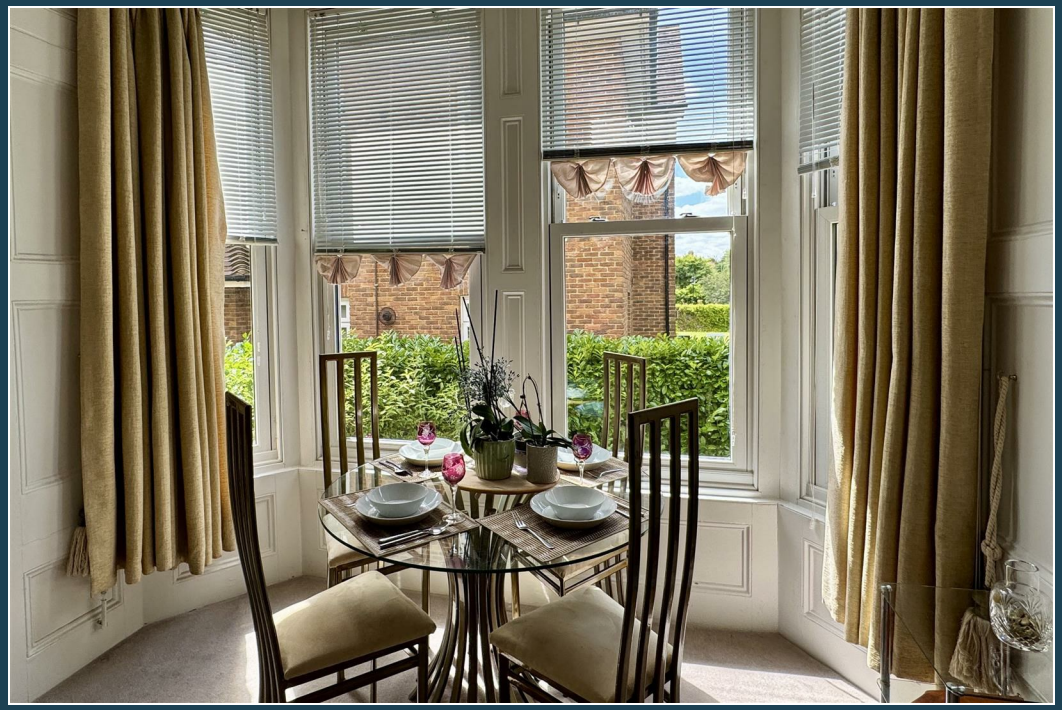
- Close To Town Centre & Station
- No Onward Chain
- Private Courtyard Garden
- Fabulous Living/Dining Room
- Stylish Open Plan Kitchen With Integrated Appliances
- Utility Room & Walk In Storage Cupboard
- Two Bedrooms
- Bathroom & En-suite Shower Room
- Private Parking Space
- 980 Year Lease & Share Of Freehold



A fabulous and extremely characterful spilt level ground and lower ground floor apartment forming part of this impressive Bargate Stone Victorian property skilfully converted onto just four individual properties. The accommodation has been well thought out, arranged over two levels, and incudes a living/dining room with delightful bay window, superb open plan fitted kitchen with a range of integrated appliances, useful utility room and large walk in storage cupboard, as well as a huge main bedroom with a stylish en-suite shower room and door leading to an attractive private courtyard garden. There is also a further bedroom and bathroom.The property benefits from gas central heating, double glazing and has its own private parking space. The property occupies an extremely convenient location only 0.2 miles from the High Street with its excellent shops restaurants, leisure and recreational facilities as well as nearby bus routes and only 0.6 of a mile from the station.








BOSCH











Main Line Station – 0.6 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.2 miles

Gatwick – 28 miles Heathrow – 30 miles

Doctors – 1 mile Dentist – 0.2 miles

A3 – 2.8 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – C Payable – £2349.63 EPC Rating – C

Leasehold – 980 Years Remaining & Share Of Freehold

Service Charge – Approx. £1600 p.a.





Directions: From our office in the High Street proceed down Bridge Street and at the roundabout by Waitrose take the right hand turning into Flambard Way and continue to the second set of traffic lights. Turn left at these lights into Brighton Road and then first right into Croft Road. The entrance to Robuck House will be found almost immediately on your right.



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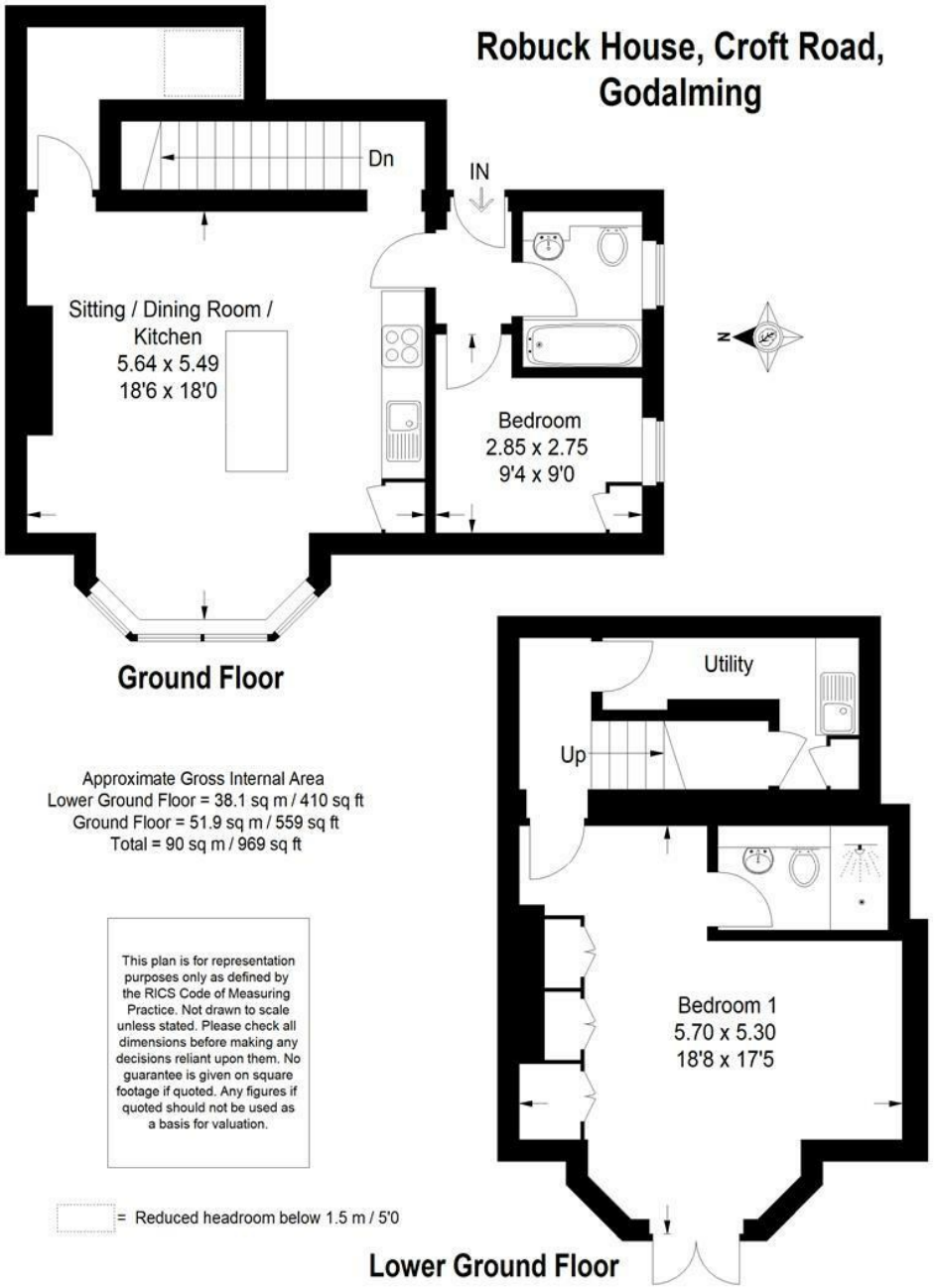
Robuck House, Croft Road, Godalming

ZOOPLA



Approximate Gross Internal Area
Lower Ground Floor = 38.1 sq m / 410 sq ft
Ground Floor = 51.9 sq m / 559 sq ft
Total = 90 sq m / 969 sq ft

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.

= Reduced headroom below 1.5 m / 5'0

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.