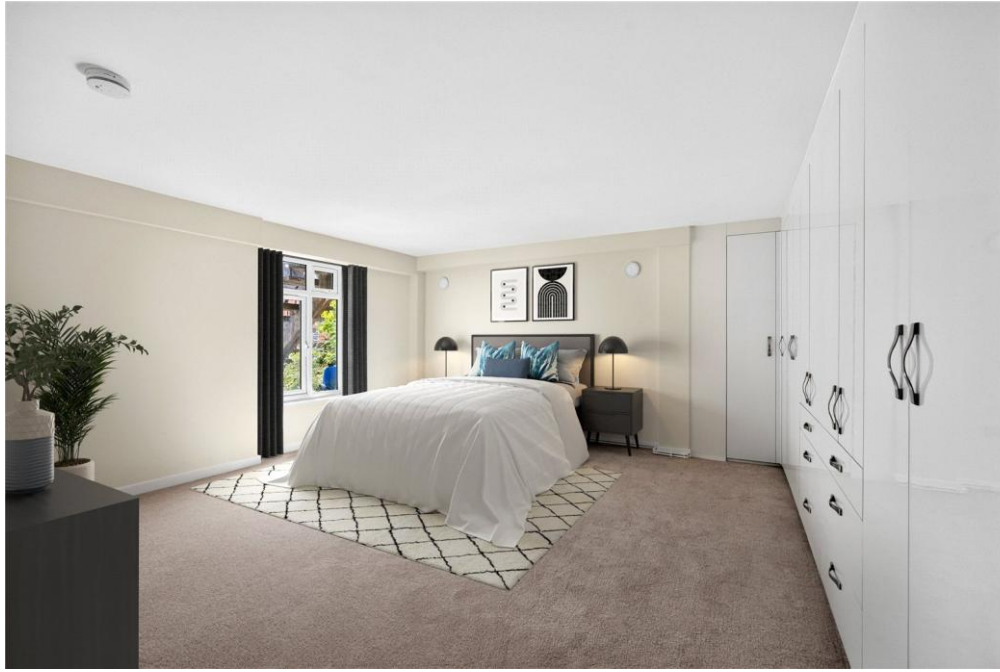




Lower South Street, Godalming, Surrey
Asking Price: £370,000

Gascoigne-Pees





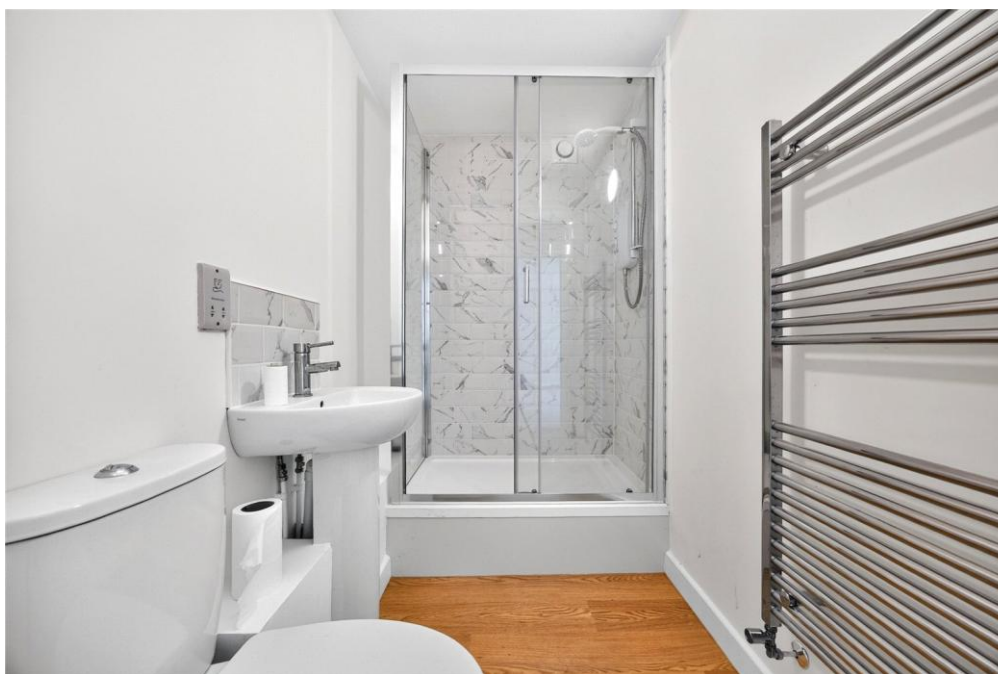


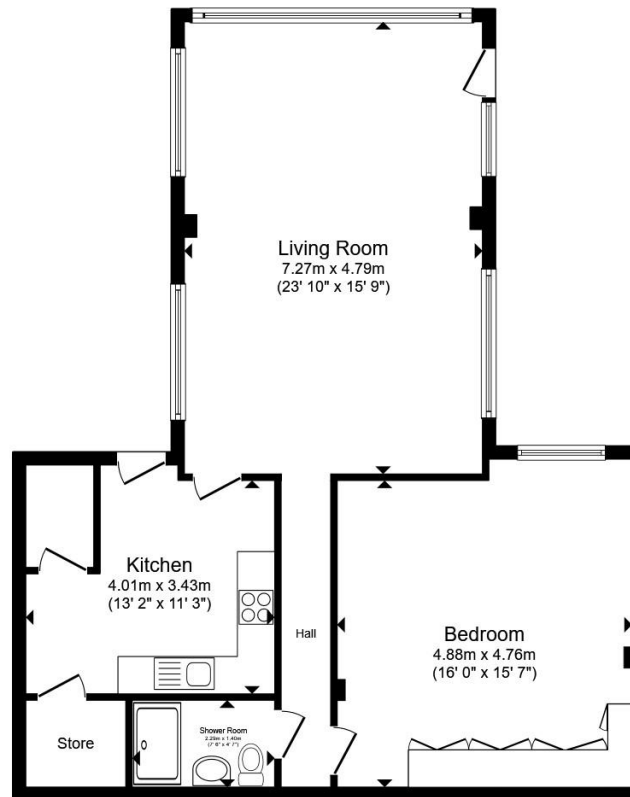
Exceptional One Bedroom Apartment in the Heart of Godalming Town Centre

A beautifully converted one bedroom apartment ideally positioned in the very centre of Godalming, offering contemporary living with high-quality finishes throughout. This impressive home has been finished to an exceptional standard and provides bright, spacious accommodation. The property features a stunning triple-aspect living room, creating a light-filled and inviting living space, together with a generous double bedroom complete with built-in wardrobes. The stylish, fully fitted kitchen benefits from integrated appliances and modern finishes, while the contemporary shower room has been thoughtfully designed to complement the apartment's elegant interior. Further benefits include a private entrance and an allocated parking space, a rare advantage for such a central location.

Situated just moments from the town centre, residents can enjoy an excellent selection of boutique shops, restaurants, cafés, public houses and supermarkets.

Godalming Mainline Station is within easy walking distance, providing regular services to London Waterloo, whilst the A3 is readily accessible, offering superb connections





Total floor area 84.8 sq.m. (913 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£1,200**

Years Left on Lease: **124**

Ground Rent: **£100**

Viewing by appointment

T: 01483 415252

E: godalming@gpees.co.uk

85 High Street, Godalming, Surrey, GU7 1AW

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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