



Hair Design 01483 860 477

MERLINS the JEWELLERS 01483 45155

MAGIC SCISSORS 01483 411624

3a Bridge Street

Godalming Surrey GU7 1HY

Asking Price: Of £199,500 Leasehold

Own Private Entrance



Kitchen With Integrated Appliances



Living Room



Bedroom



Bathroom



Electric Central Heating With

Radiators



Newly Decorated Throughout



Fitted Carpets & Attractive Wooden

Flooring



Town Centre Location



Ideal First Time Buy/Buy To Let



Ideal first time buy/investment. A superbly presented and characterful split level one bedroom apartment with its own private entrance, in an ultra convenient location above the shops in the town centre with its excellent shops, supermarkets, restaurants, leisure, recreational facilities, bus routes and main line station.







Godalming Museum

Police Station

The Parish Church

South Street Car Park

Toilets

Railway Station

Post Office

Crown Court Car Park



Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming – 0.1 miles

Doctors – 0.9 miles Dentist – 0.1 miles

A3 – 3.0 miles M25 – 14.9 miles M3 – 14.5 miles

Council Tax Band - A Payable - £1,459

Energy Efficiency Rating E

Lease 189 years from 24/6/1996

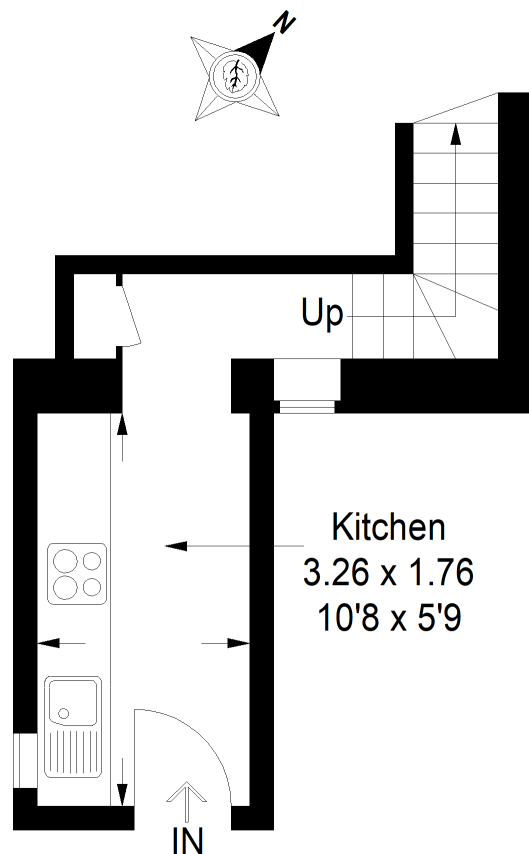
Ground Rent - Nil Maintenance - shared



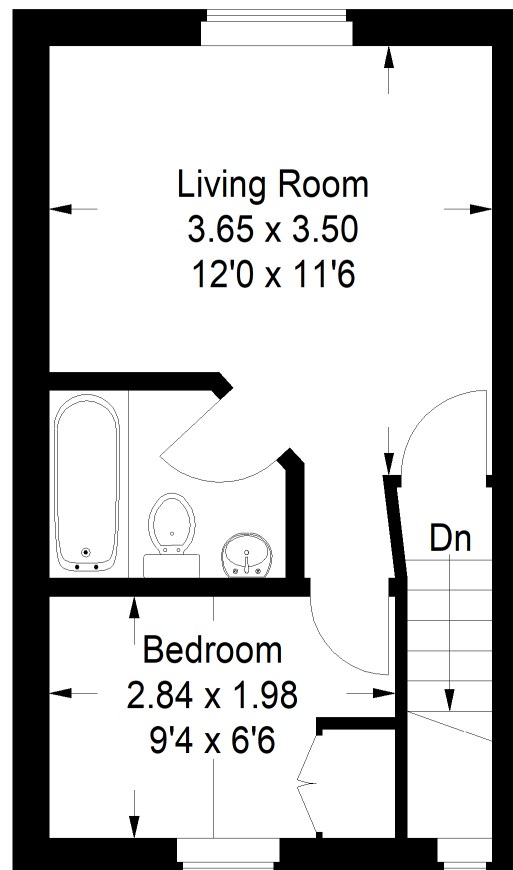
Directions: From our office in the High Street proceed down Bridge Street and 3a Bridge Street will be found on your right just after the Barnardos Charity Shop and above the barbers. The Apartment has its own private entrance which is at the rear of the barbers accessed of the small driveway.

Bridge Street, Godalming

Approximate Gross Internal Area
Ground Floor = 9.7 sq m / 104 sq ft
First Floor = 23.9 sq m / 257 sq ft
Total = 33.6 sq m / 361 sq ft



Ground Floor



First Floor

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.

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 this may vary.



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