



12 Dean Court Charterhouse Road

Godalming GU7 2AF

Guide Price £300,000 Leasehold with share of Freehold



Short Walk of Town centre & Main

Line Station



Dual Aspect Living Room with
access to Communal Gardens



Fitted Kitchen



Two Good Size Bedrooms



Bathroom



Double Glazing



Individually Controlled Electric

Radiators



Garage In Block



Attractive Communal Gardens



Long Lease & Share of Freehold



A delightful two bedroom ground floor flat with private patio, garage, long lease & share of freehold, occupying a highly convenient location being within easy reach of the town centre and main line station.





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

Godalming High Street – 0.6 miles

Infant School – 0.5 miles Junior School – 0.6 miles

Secondary School – 1.4 miles

Doctors – 1.1 miles Dentist – 1.0 miles

A3 – 2.4 miles M25 – 14.1 miles M3 – 13.7 miles

Council Tax Band - C Payable - £1,970 - Energy Efficiency Rating E

Lease 999 Years from 1974 – Service Charge £1,200



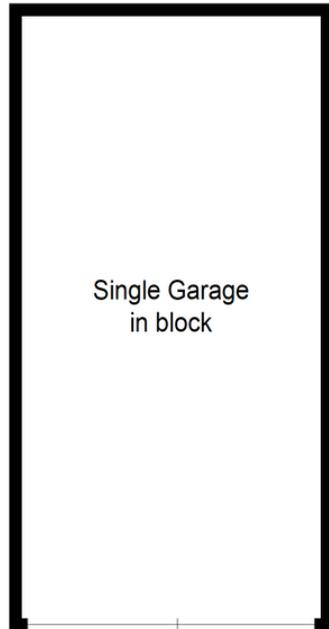
Directions: From our office proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Lane continuing under the railway bridge and on into Charterhouse Road. Take the second turning on your left hand side into Peperharow Road and Dean Court will be found immediately on your right hand side.

12 Dean Court, Charterhouse Road, Godalming

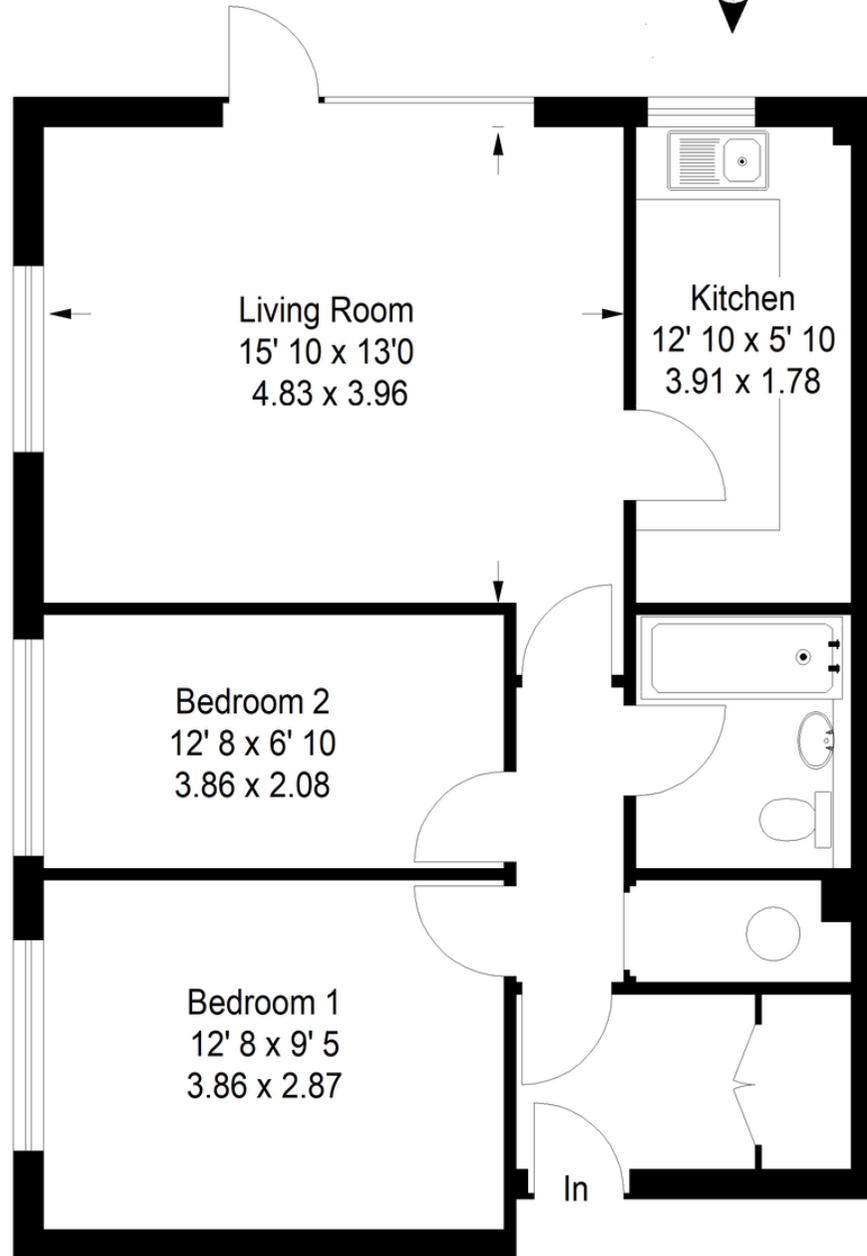


**APPROX. GROSS
INTERNAL FLOOR AREA :
649 SQFT / 60 SQM**

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.



Single Garage
in block



Living Room
15' 10 x 13'0
4.83 x 3.96

Kitchen
12' 10 x 5' 10
3.91 x 1.78

Bedroom 2
12' 8 x 6' 10
3.86 x 2.08

Bedroom 1
12' 8 x 9' 5
3.86 x 2.87

In

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.



**Emery &
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