



6 Westdene Summerhouse Road
Godalming GU7 1QL
Asking Price: £350,000 Leasehold - Share of Freehold



- Sitting Room
- Balcony
- Study/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Attractive Communal Gardens
- Garage
- 961 Year Lease + Share Of Freehold



A bright and well planned south easterly facing first floor apartment with covered balcony, sitting room, study/dining room, fitted kitchen, two double bedrooms, bathroom and garage. The property forms part of this attractive low level development set in the sought after Busbridge area, adjacent to the recreation ground with children's play park, 4 tennis courts, Holloway Hill Bowls Club, and Howling Owl Bistro. The property is a short walk down a leafy footpath to the town centre with its excellent shops, restaurants, leisure, recreational facilities, bus routes and main line station.









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

Godalming – 0.4 miles

Infant School – 0.9 miles Junior School – 0.8 miles

Secondary School – 3 miles

Doctors – 1.3 miles Dentist – 0.6 miles

A3 – 2.8 miles M25 – 13.5 miles M3 – 13.8 miles

Council Tax Band – D Payable – £2,295.67 (2023/2024)

EPC Rating – C - Service Charge – £1440

Leasehold – 999 Years from 1985 + Share Of Freehold



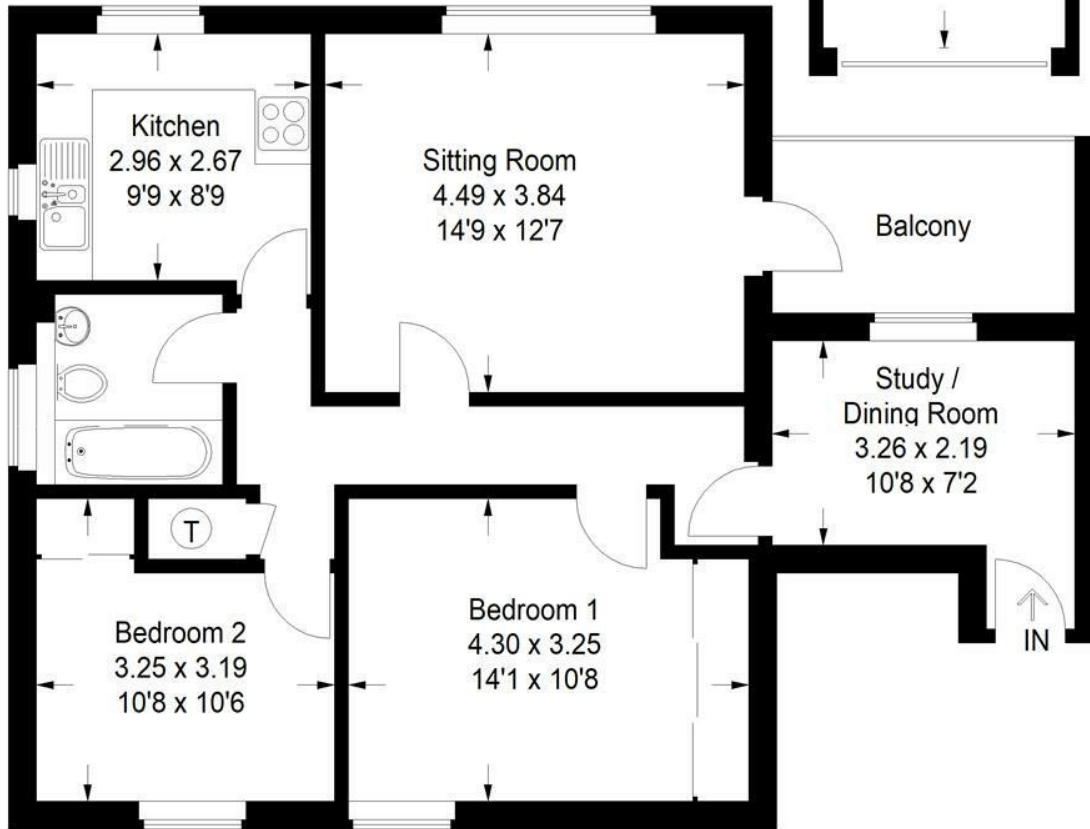
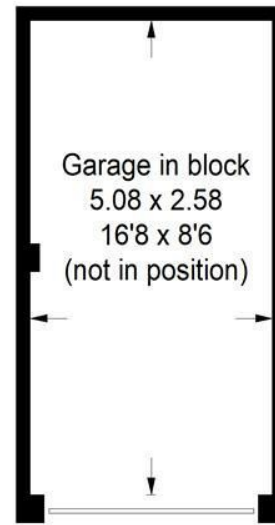
Directions: From our office proceed to the top of the High Street and at the end turn left and continue straight across the traffic lights into Holloway Hill. Continue up Holloway Hill and take the first turning left into Busbridge Lane. Continue along Busbridge Lane and where the road bears sharply round to the right, turn left into Summerhouse Road where Westdene will be found on your right hand side.

Westdene

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 85 sq m / 915 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.



Emery & Orchard

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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.