



# 5 Weirview Place Catteshall Lane

Godalming GU7 1DE

Asking Price: £285,000 Leasehold





- Ground Floor Overlooking the Communal Gardens and River Beyond
- Easy Reach of the Town Centre & Main Line Station
- High Level of Specification
- Living/Dining Room
- Kitchen with Built in Appliances
- Double Bedroom with Built in Wardrobes
- Bathroom
- Utility Cupboard & Cloaks Cupboard
- Electric Heating & Double Glazing
- Residents Parking

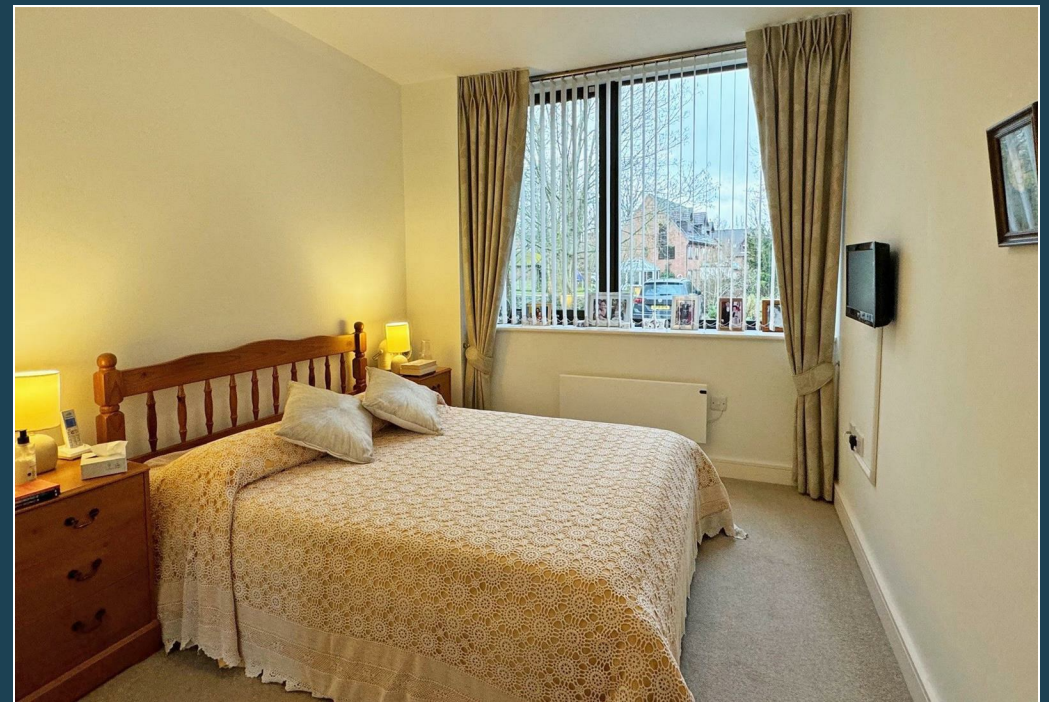


A bright & Spacious ground floor flat with a high level of specification benefiting from an enviable position within the development overlooking the communal gardens and river beyond. The flat is very conveniently located within easy reach of the town centre, main line station and only a short walk of the River Wey towpaths.











Farncombe Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Farncombe – 0.8 miles Godalming – 0.7 miles

Doctors – 0.3 miles Dentist – 0.7 miles

A3 – 3.1 miles M25 – 15.2 miles M3 – 15.7 miles

Council Tax Band - C Payable – £2040.60 (2023/24)

Energy Efficiency Rating TBC

Lease 125 years from 31/03/2016 Service Charge - £1687.24 (2024)

Ground Rent £300 P.A.



Proceed out of Godalming on the A3100 towards Guildford and after approximately 0.7 Of a mile, turn right into Catteshall Road. After crossing over the River Wey, take the third turning on your right which leads to Weirview Place, where you should see our For Sale Board.

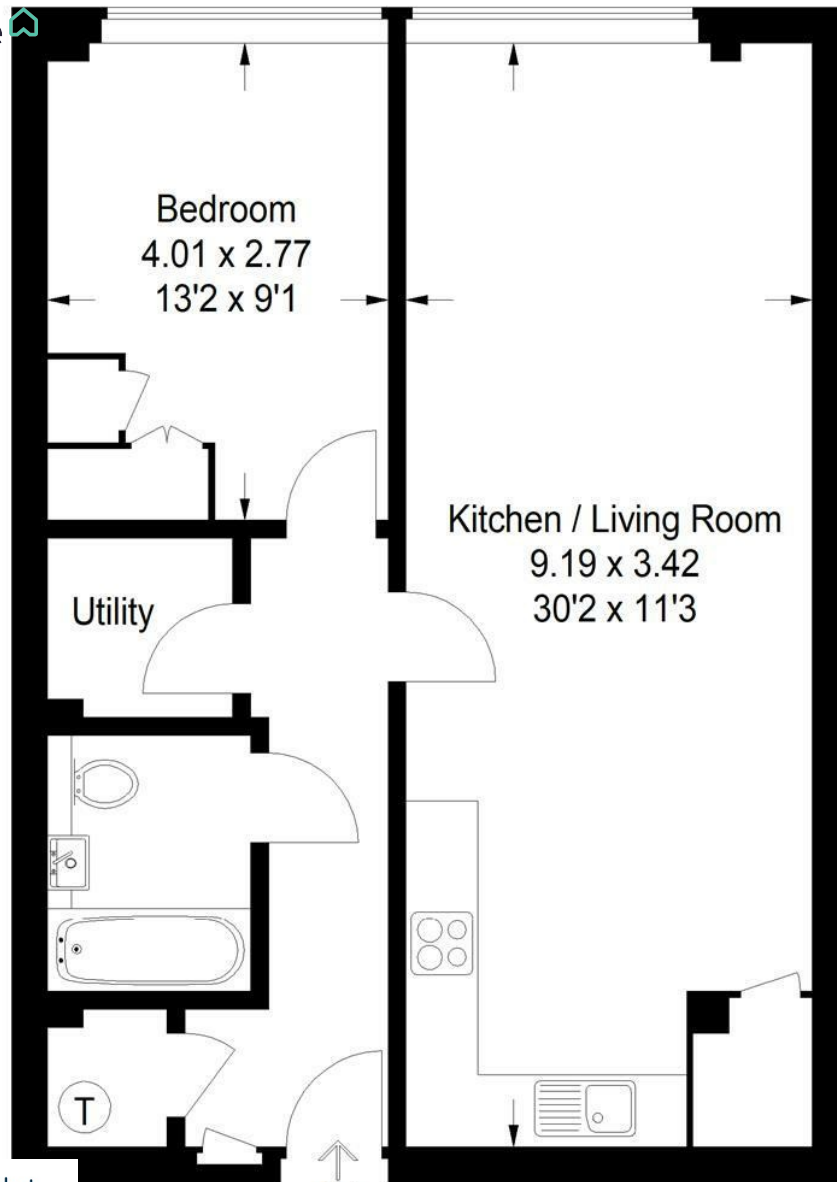


# Weirview Place, Godalming



APPROX. GROSS  
INTERNAL FLOOR AREA  
638 SQFT / 59.3 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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



## Emery & Orchard

ESTATE AGENTS

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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.

