



# 14 Dean Court Charterhouse Road

Godalming Surrey GU7 2AF

Asking Price: £285,000 Leasehold

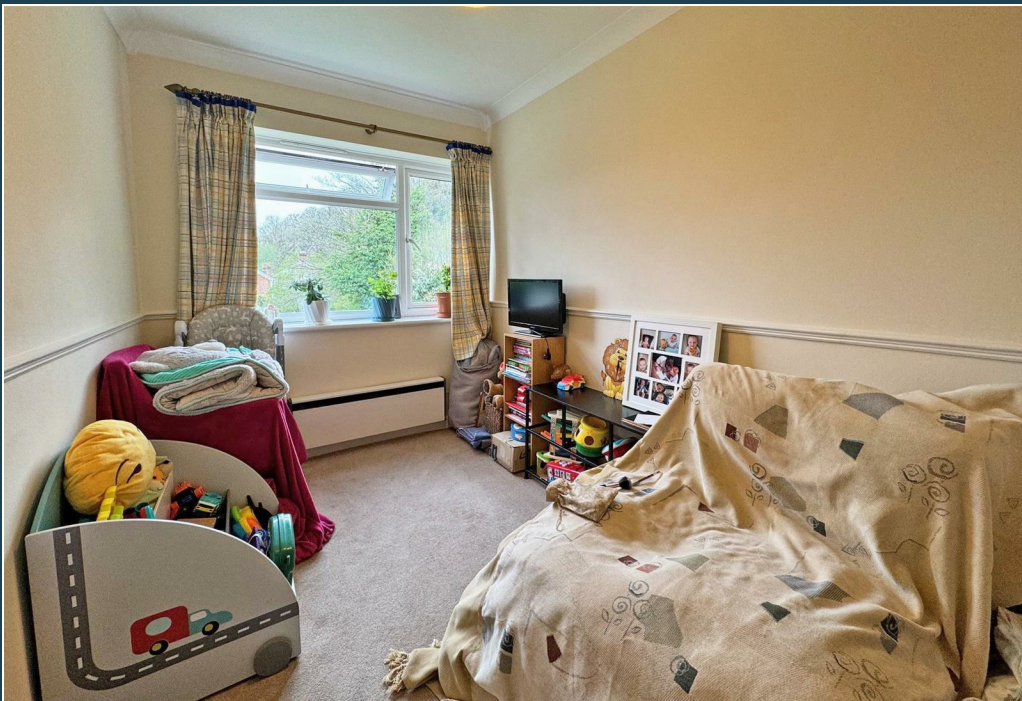


- Short Walk of Town Centre & Main Line Station
- 999 Year Lease (from 1974) & Share of Freehold
- Large Entrance Hall with Storage Cupboard
- Living Room with access to Large Balcony
- Kitchen
- Two Double Bedrooms
- Bathroom
- Replacement Double Glazed Windows
- Electric Heating
- Communal Gardens, Garage & Residents Parking Area



A bright and spacious two bedroom first floor flat with large balcony and garage set within well maintained communal grounds. The flat benefits from a long leasehold and share of freehold and conveniently located within walking distance 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

Doctors – 1.1 miles Dentist – 1.0 miles

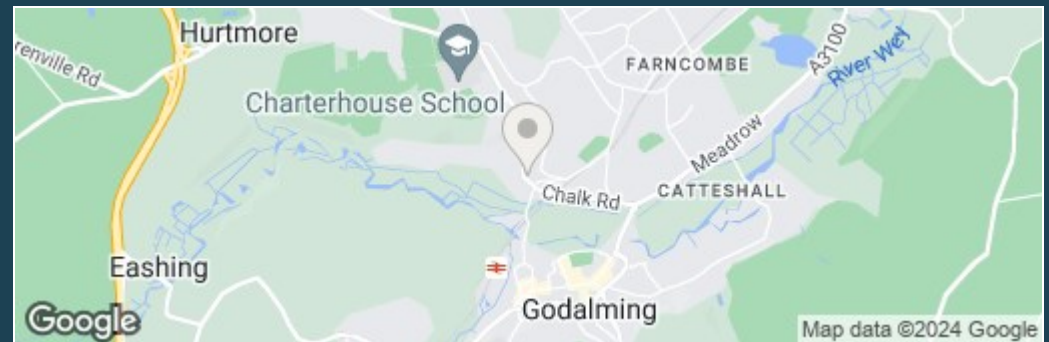
A3 – 2.4 miles M25 – 14.1 miles M3 – 13.7 miles

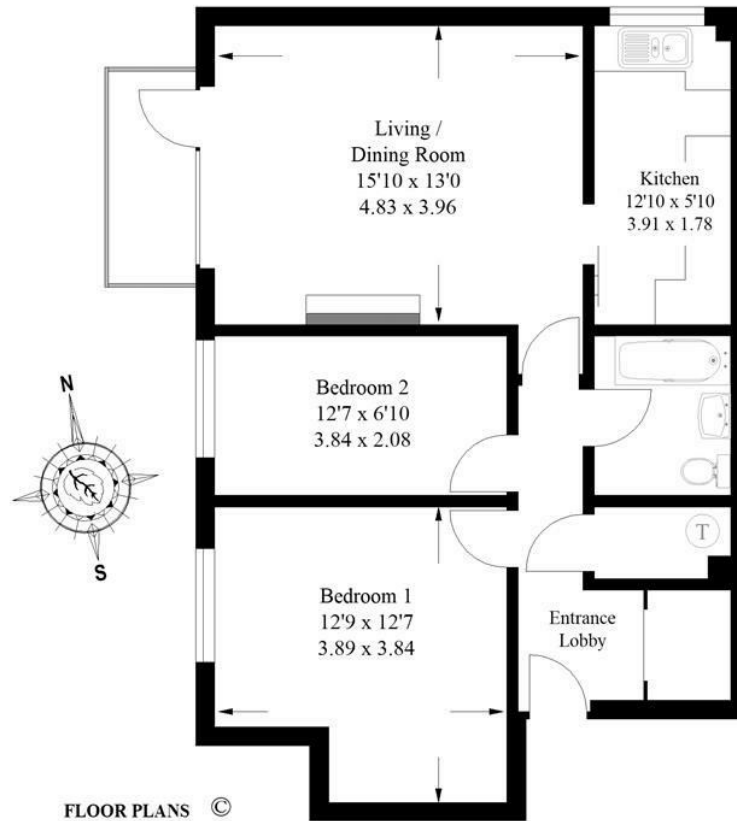
Council Tax Band - C Payable - £2040.60 (2023/24) - Energy Efficiency Rating E

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



From our office in the High Street proceed down Bridge Street and across the mini roundabout in Bridge Road. At the next roundabout by the Wey Inn turn left into Chalk Road and continue under the railway Bridge and into Charterhouse Road. Take the second turning left into Peperharow Road where the entrance to Dean Court will be seen immediately to your right hand side.





Approximate Gross Internal Floor Area :	
Garage	693 sq ft
Flat	139 sq ft
<b>Total</b>	<b>832 sq ft</b>

**Disclaimer:**

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest decimetre. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



**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.

