



Flat C, 121 George Road

Farncombe Surrey GU7 3LX

Asking Price: £205,000 Leasehold



**Emery &
Orchard**
ESTATE AGENTS

- No Onward Chain
- Short Walk of Main Line Station and Shops
- Easy Reach of Godalming Town Centre
- Ground Floor
- Living/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Heating & Double Glazed Windows
- Residents Parking



A ground floor one bedroom converted flat with its own private entrance and residents parking, offering well planned accommodation with scope for some improvement. The property occupies a great location being only a short distance from Farncombe village centre with its excellent local shops, leisure, recreational facilities, bus routes and mainline station.



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Main Line Station – 0.2 miles (Waterloo approx. 45 mins)

Francombe Village Centre - 0.2 miles

Godalming High Street – 1.1 miles

Doctors – 0.8 miles Dentist – 1.1 Miles

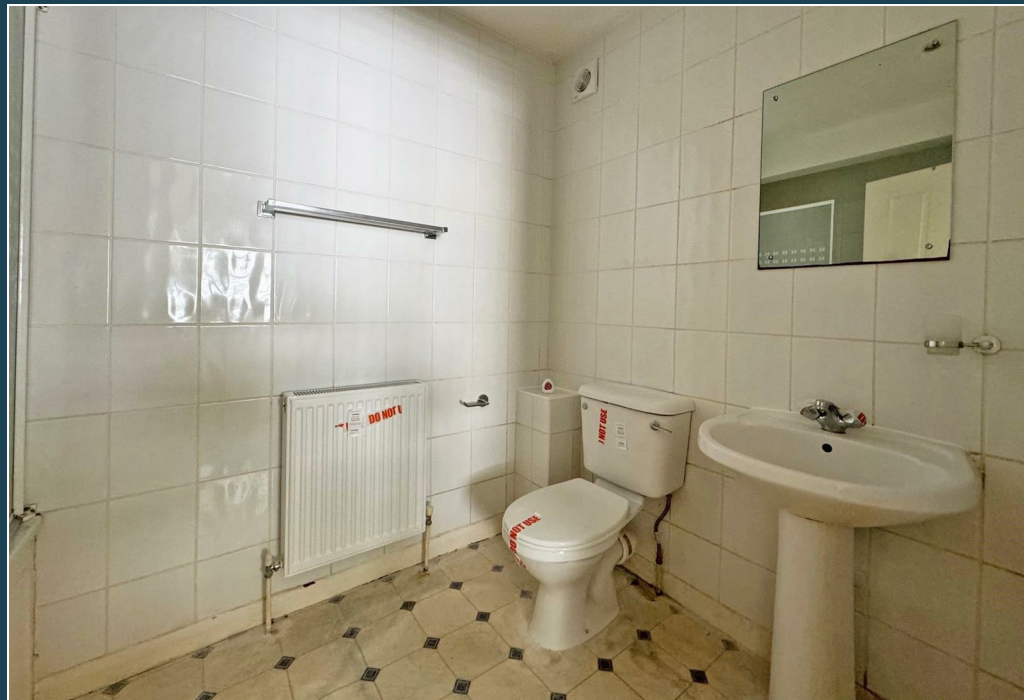
A3 – 2.2 miles M25 – 14.3 miles M3 – 13.7 miles

Lease Term – 999 Years from 29/09/2001 Maintenance – TBC

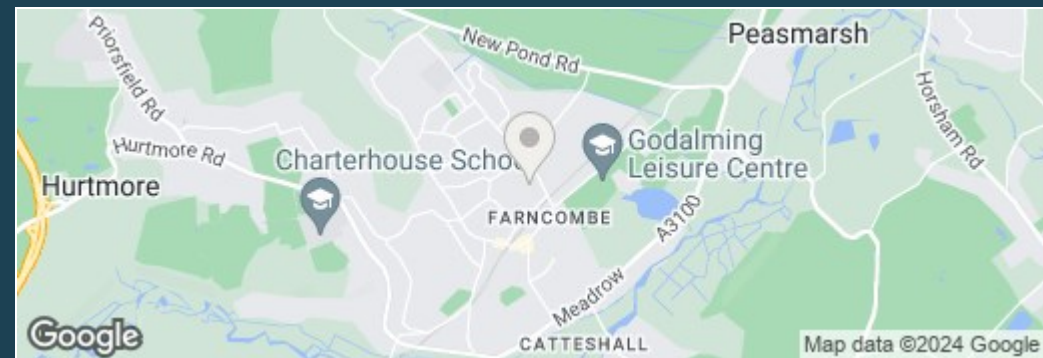
Ground Rent – £150 Per Annum

Energy Efficiency Rating D.

Council Tax Band - C Payable £2138.83 (2024/25)



Proceed out of Godalming in a northerly direction along Bridge Road and at the roundabout turn left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and turn right into Farncombe Street and then first left just before the railway crossing into Station Road. After a short distance, turn left into Grays Road and then right into George Road following the road round and Number 121 will be found on your left hand side.





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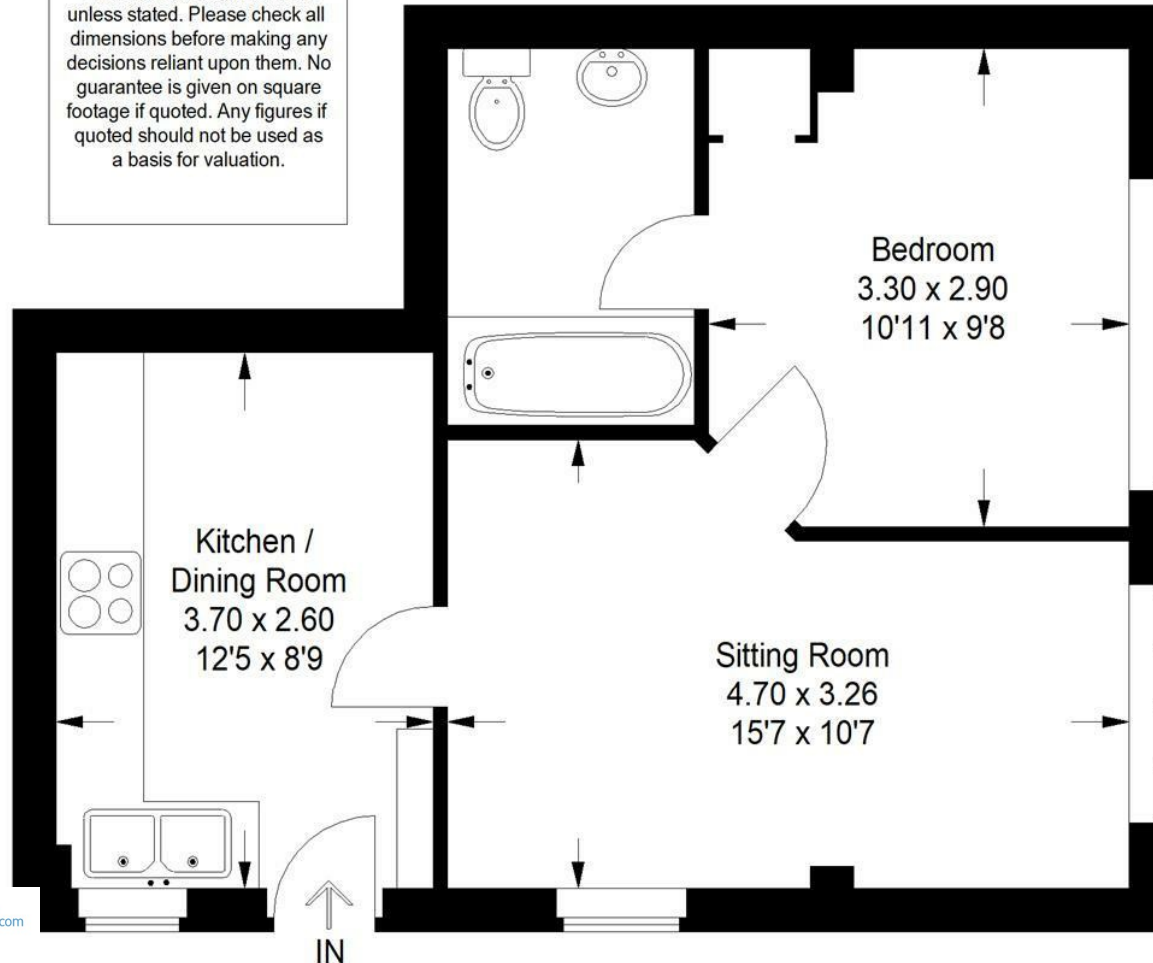
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Surrey
GU7 1EB

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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.

Approximate Gross Internal Area
39 sq m / 419 sq ft



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.

