



The Penthouse Flat 9 Station Road

Godalming GU7 1TA

Asking Price: £350,000 Leasehold

- NO ONWARD CHAIN
- Lovely Views Over Godalming
- Short Walk of the Town Centre & Main Line Station
- Double Aspect Living Room with Balcony
- Kitchen Area
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- Three Small Balconies
- Double Glazed Windows
- Secure Gated Parking with One Allocated Parking Space



A well designed and stylish two bedroom, two bathroom, penthouse apartment enjoying lovely views over Godalming and benefiting from gated off road parking. The apartment is conveniently located within a short walk of the High Street and main line station serving London Waterloo in approximately 45 minutes.





Distance to Main Line Station – 0.1 miles - Distance to Centre – 0.2 miles

Distance to Doctors – 1.4 miles - Distance to Dentists – 0.1 miles

Distance to A3 – 2.8 miles - Distance to M25 – 14.7 Miles

Council Tax Band - D Payable - £2406.18

Energy Efficiency Rating D

Lease 125 Years from 11th March 2019

Service Charge £2392.44 (2024/25) - Ground Rent - £0



From our offices in the High Street proceed in a southerly direction to the top of the High Street and turn right into Station Road and Chester House will then be seen after a short distance on the left hand side.

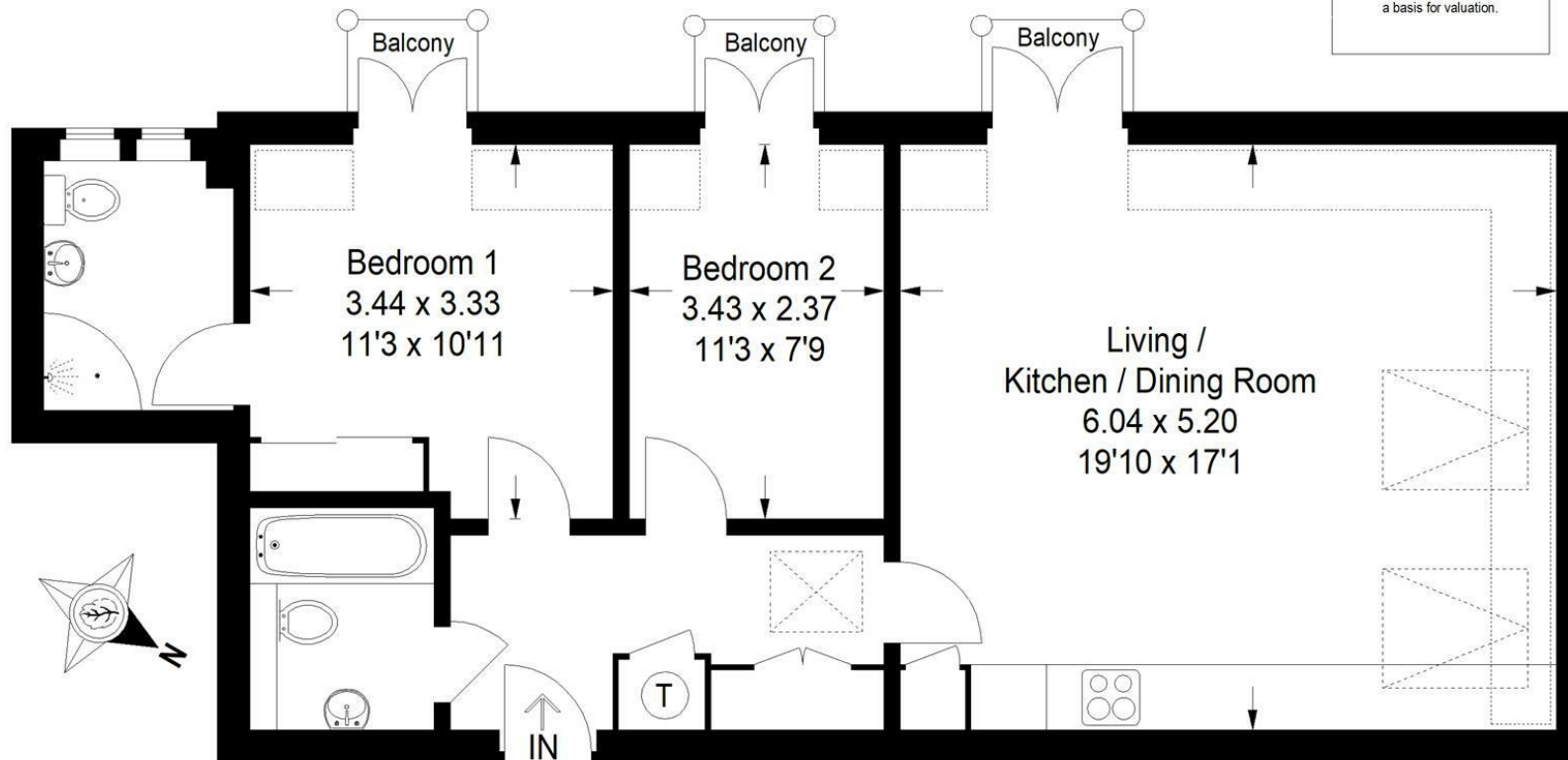


Chester House

Approximate Gross Internal Area
70.1 sq m / 754 sq ft

 = Reduced headroom
below 1.5 m / 5'0"

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.



Second Floor



**Emery &
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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.

