



# 8 Weyview Gardens

Godalming GU7 1GG

Asking Price: £479,500 Leasehold





- No Onward Chain
- Stunning Views from all the Principle Rooms Along The River Wey
- Living Room with Wide Bi-Fold Doors Opening to Balcony
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- Communal Riverside Gardens
- Allocated Parking Space & Bike Store
- Short Walk of Town Centre
- Easy Access to Main Line Station (Waterloo 45mins)



**\*\*Stunning Riverside Setting\*\*** A well appointed bright and spacious two bedroom and two bathroom top floor apartment with large balcony enjoying lovely views along the River Wey. The apartment benefits from a lift service and allocated parking as well as being extremely conveniently located within walking distance of the town centre and main line station.



















Godalming Main Line Station – 1.1 miles (Waterloo approx. 45 mins)

Francombe – 1.1 miles Godalming – 0.6 miles

A3 – 3.8 miles M25 – 13.2 miles

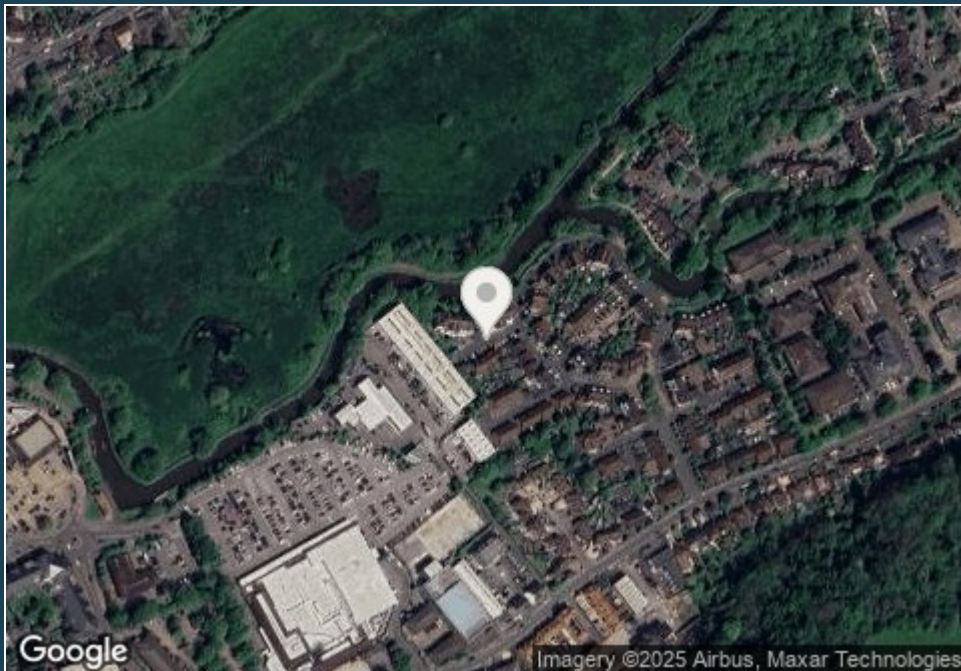
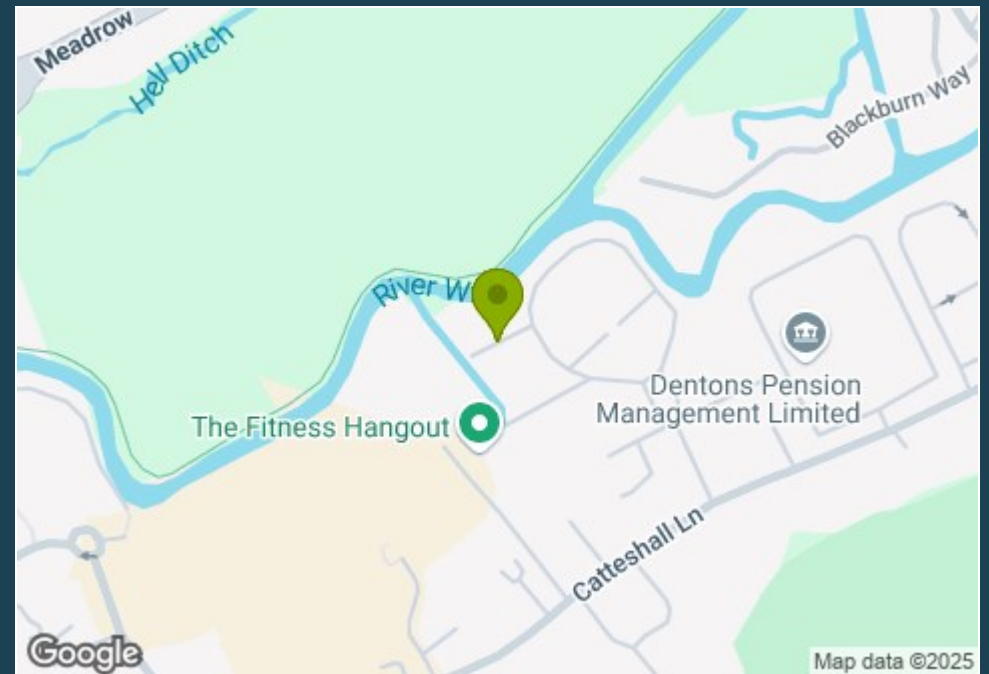
Council Tax Band - C Payable - £2,138.83 (2024/25)

Energy Efficiency Rating - B

Ground Rent £441.64 P.A.

Annual Service Charge - £1,925 P.A. (2024/25)

Lease - 125 years commencing from 1st April 2013



Directions: From our office in the High Street proceed down Bridge Street and at the first mini roundabout take the second exit into Flambard Way. At the first set of traffic lights turn left towards Sainsburys supermarket and at the mini roundabout take the third exit. At the next mini roundabout take the first exit into Catteshall Lane. Continue along Catteshall Lane and the turning for Alderbank Drive will be found on your left just as you approach the Linden Homes development. Continue along Alderbank Drive and bear round to the left and Weyview Gardens will be seen on your left hand side.





**Emery &  
Orchard**  
ESTATE AGENTS

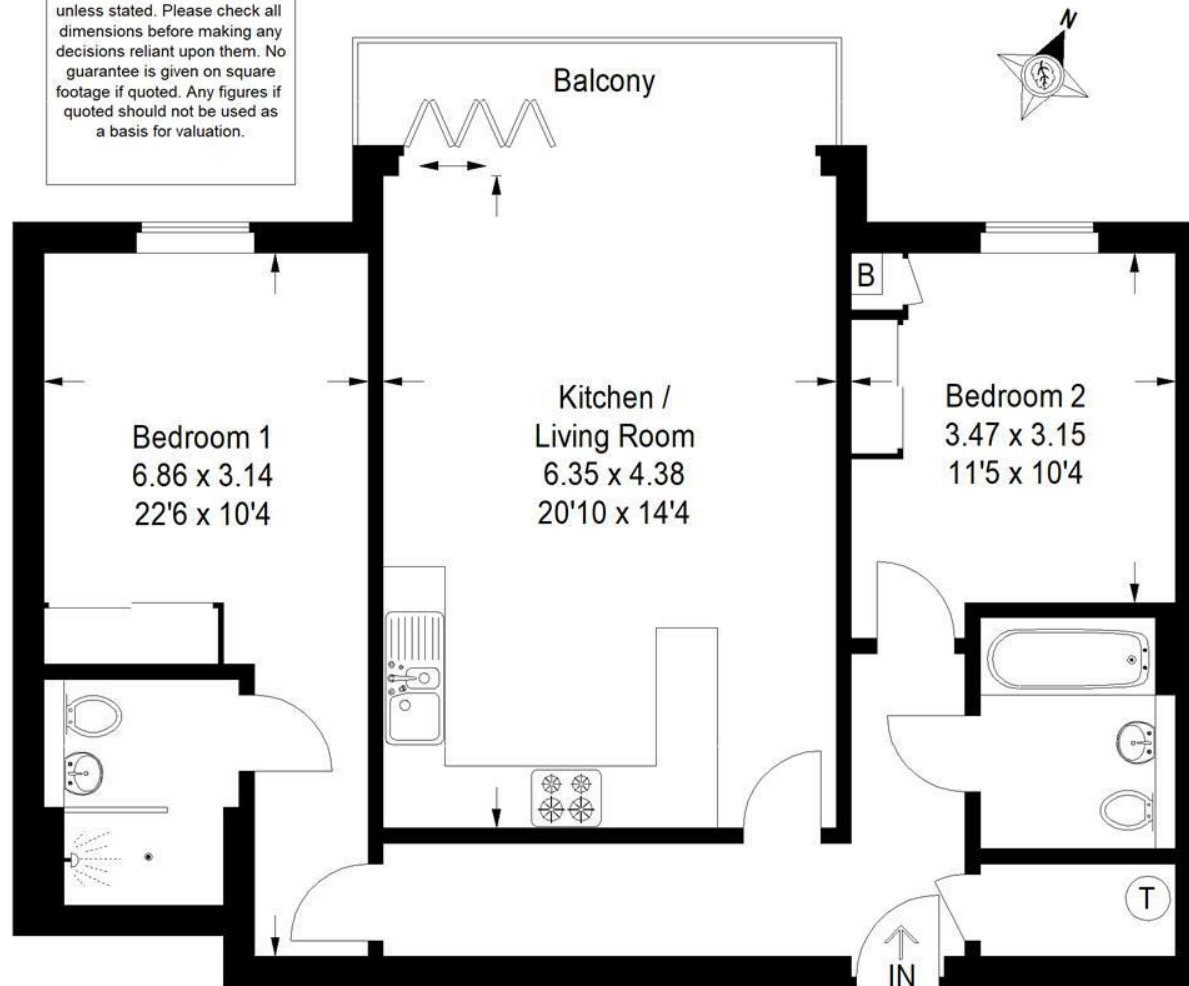
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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area  
78.6 sq m / 846 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.