



# 91 Chapel Fields Charterhouse Road

Godalming GU7 2AA

Asking Price: £279,000 Leasehold





- Easy Reach of Town Centre & Main Line Station
- Large Hallway With Good Storage
- Superb Living/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Stylish Bathroom
- Double Glazing (replaced in 2024)
- Gas Central Heating
- Communal Gardens
- Garage (with recently replaced door)



A superbly presented and stylish two bedroom top floor apartment providing bright and well planned accommodation and enjoying an attractive outlook towards Frith Hill. The property, which has its own garage, forms part of the popular Chapel Fields development, set in attractive communal gardens and conveniently located within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as the main line station.











Main Line Station – 0.8 miles

(Waterloo approx. 45/50 mins)

Godalming – 0.9 miles

Doctors – 1.1 miles Dentist – 0.9 miles

A3 – 2 miles M25 – 13.9 miles M3 – 13.5 miles

Council Tax Band - D Payable - £2,406.18 (2024/2025)

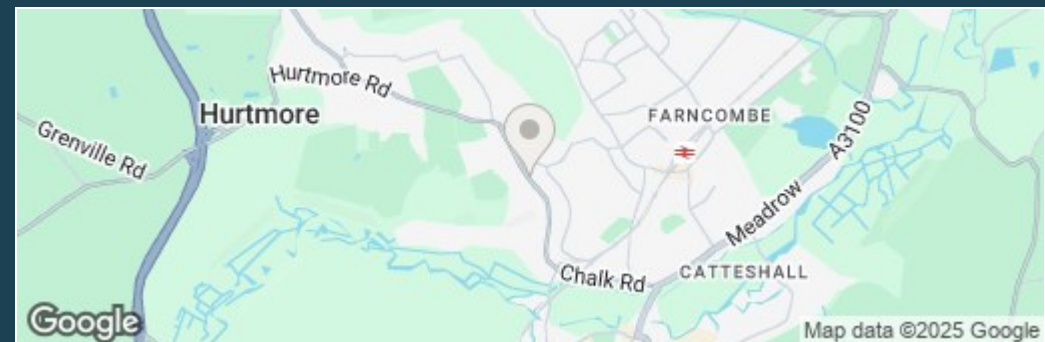
Energy Efficiency Rating - C

Leasehold 150 Years form 30/07/1984 (108 years remaining)

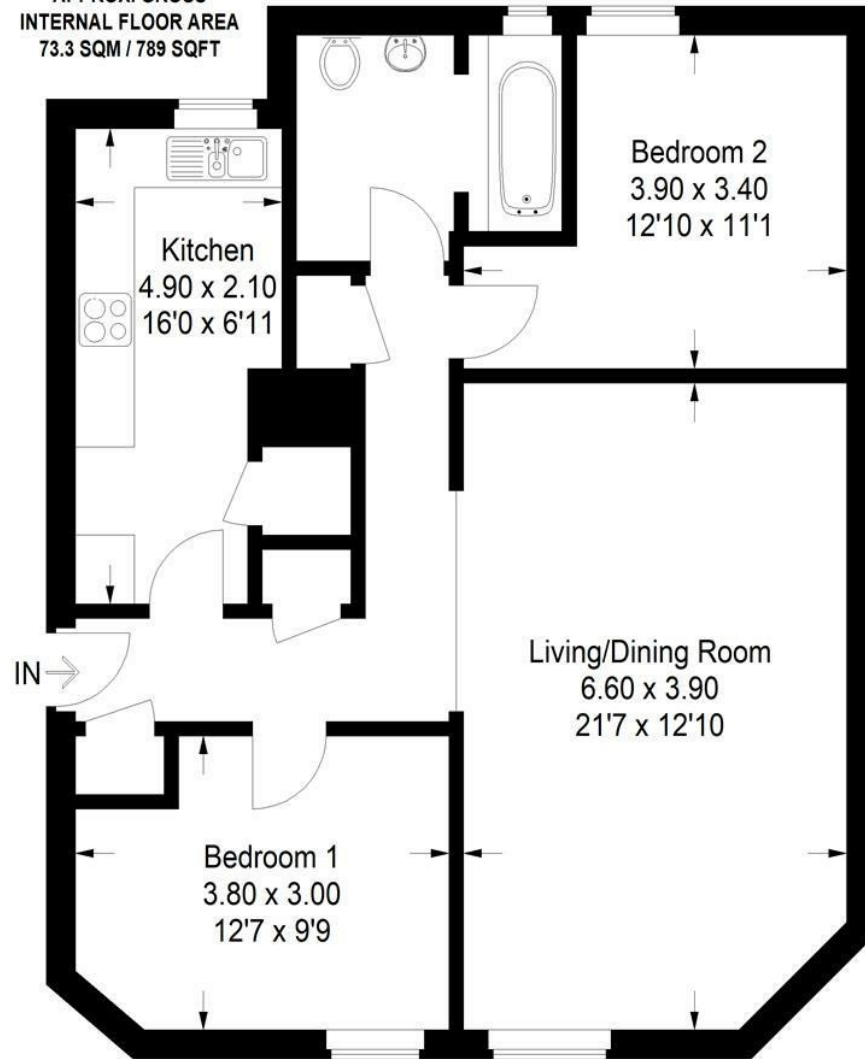
Maintenance £1,902.68.p.a (2024/25) Ground Rent £100



From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first left into Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue for approx. half a mile and Chapel Fields will then be found on the left hand side. Turn into the development and turn left and Number 91 will be found towards the end on your right.



APPROX. GROSS  
INTERNAL FLOOR AREA  
73.3 SQM / 789 SQFT



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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.

