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SECURITY  
SYSTEMS

# The Flat at 10 Church Street

Godalming Surrey GU7 1EH

Asking Price: £215,000 Leasehold - Share of Freehold





- Town Centre Location
- Own Private Courtyard
- Character Features
- Entrance Hall & Landing
- Sitting Room
- Kitchen
- Double Bedroom
- Shower Room
- Electric Heating
- New 999 Year Lease + Share Of Freehold



A characterful grade 2 listed one bedroom apartment with it's own small private courtyard and occupying a wonderful position in one of Godalming's most attractive locations, set within in the conservation area in Church Street. The property is only moments from the High Street with its excellent shops, restaurants, leisure and recreational facilities as well the nearby main line station.











Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 150 meters

Heathrow Airport – 30.3 miles Gatwick Airport – 29.7 miles

Doctors – 1.1 miles Dentist – 0.2 miles

A3 – 2.5 miles M25 – 15.6 miles M3 – 15.1 miles

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

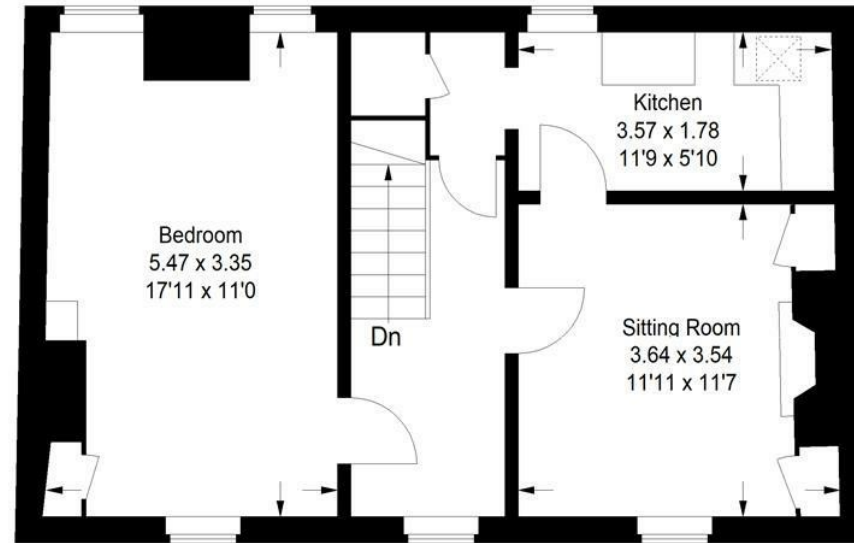
EPC - E Maintenance – Shared

Lease – New 999 Year + Share Of Freehold



When walking from our office proceed along the High Street and on reaching The Pepperpot turn right in to Church Street and number 10/10A will then be found after approximately 150 meters on your right hand side.

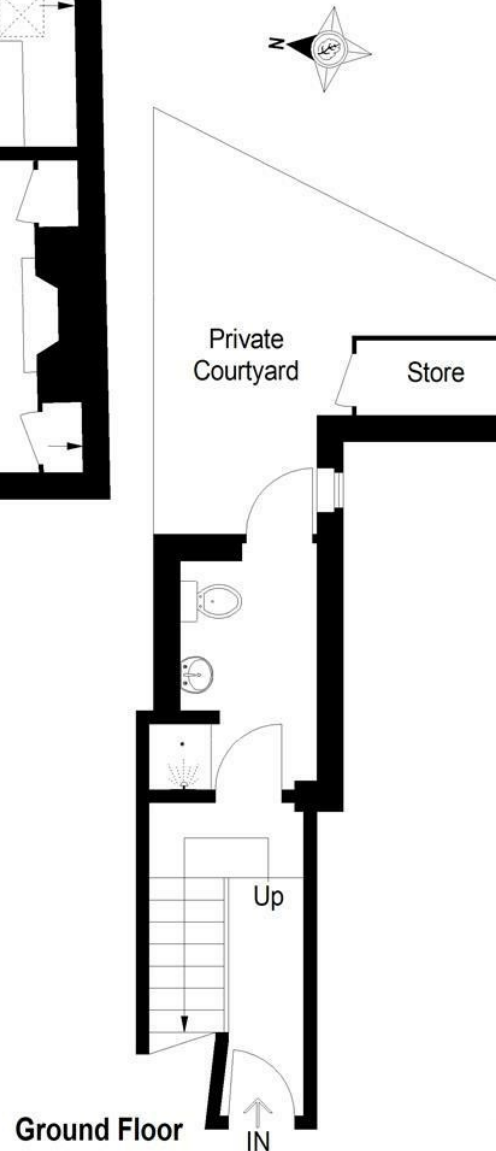




First Floor

Approximate Gross Internal Area  
 Ground Floor = 10.2 sq m / 110 sq ft  
 First Floor = 49.2 sq m / 529 sq ft  
 Store = 1.4 sq m / 15 sq ft  
 Total = 60.8 sq m / 654 sq ft

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.



Ground Floor



**Emery & Orchard**  
 ESTATE AGENTS

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 GU7 1EB

email:office@emery-orchard.co.uk

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.