



SEYMOURS
Independent Estate Agents

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Chester House
Godalming, GU7 1TA





Situation

Godalming is a unique Saxon town over 1200 years old, with interesting old pubs, museum and churches. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The mainline station offers an excellent service to both London Waterloo and Portsmouth. The A3 provides links to London and the South Coast as well as the M25 to Heathrow and Gatwick airports.





The Property

Chester House is a prestigious purpose built development of just nine luxury apartments built in 2009 situated in an extremely convenient and central position in Godalming. Both the mainline railway station and town centre are just a stone's throw away and given the contemporary finish would ideally suit a first time or investment buyer. The development benefits from having an allocated car parking space to the rear which is security gated and the right to a permit for a second car, a video entry phone system provides added security and peace of mind. A real bonus to Chester House is the central lift which rises to all floors and provides an alternative to the communal stairs.

The property which we are delighted to offer is a top (2nd) floor apartment which benefits from having a Manhattan style feel and is lovely and bright created by the multiple skylight, Velux and sash effect windows found on two sides of the building. The well proportioned accommodation with good head height and feature skelings ensure this is no ordinary apartment.

The front door opens into a central entrance hallway from which the rooms radiate from. Particular features include its vaulted ceiling with skylight window above, airing cupboard and light oak effect wood laminate flooring which continues into the main living area. This superb space extends to 19'10" x 16'1" and is of a favoured double aspect and whilst open plan is naturally divided into the kitchen and sitting/dining areas. The kitchen arranged over one wall is finished with white high-gloss units arranged at both base and eye level, complimented by granite work surfaces and up stands and quality Neff appliances which include stainless steel electric oven, integrated microwave, electric hob, extractor fan, washing machine, dishwasher and fully integrated fridge freezer. Contemporary handles, lighting and stainless steel splash back complete the look. There are two Velux windows spread over two sides each enjoying lovely character views in our opinion and in particular roof tops and the main church spire. The apartment's double bedroom has ample space for wardrobes and has a dormer window to the side. The bathroom is practically en-suite to the bedroom and is majority tiled with a white three-piece suite which includes bath with thermostatically controlled shower over, low-level WC with centre flush button and pedestal wash hand basin with chrome mixer taps. Other features include a ladder style radiator and halogen spotlights.

Attributes to the property include double glazed windows and electric heating.

A viewing is highly recommended to appreciate the property and it's highly convenient location.





Key Information

Guide Price- £250,000

Tenure- Leasehold

EPC Rating- C

Council Tax Band- C

Lease - 125 years from 29 Sept 2008.

Ground Rent – None payable.

Service Charge– Quarterly service charge including lift maintenance for the period 25.9.18 – 24.12.18 £422.50.

Buildings Insurance – For the period 5.8.18 – 5.8.19 £119.55.

Services- The property has mains water, electricity, electric heating and mains drainage.

Likely Rental Figure- Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £950 pcm.

Viewing- Strictly by appointment through Seymours Estate Agents, 13-15 Wharf Street, Godalming, Surrey, GU7 1NN. Tel 01483 420555.

Fixtures & Fittings- We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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Chester House, Godalming

Approximate Gross Internal Area
(Including Reduced Headroom) = 52.8 sq m / 568 sq ft



= Reduced headroom below 1.5 m / 5'0"

