

24 Stuart Court

Town End Street, Godalming, Surrey, GU7 1BJ



GUIDE PRICE: £110,000

Lease: 125 years from 1985

Property Description:

CONVENIENTLY LOCATED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Stuart Court is a purpose built development of 43 apartments for the over 60's. Conveniently located close to the amenities of Godalming High Street the facilities include a Development Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. In addition, each property is linked to a 24 hour emergency call system for total peace of mind. Residents can enjoy communal gardens, lounge and parking facilities. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

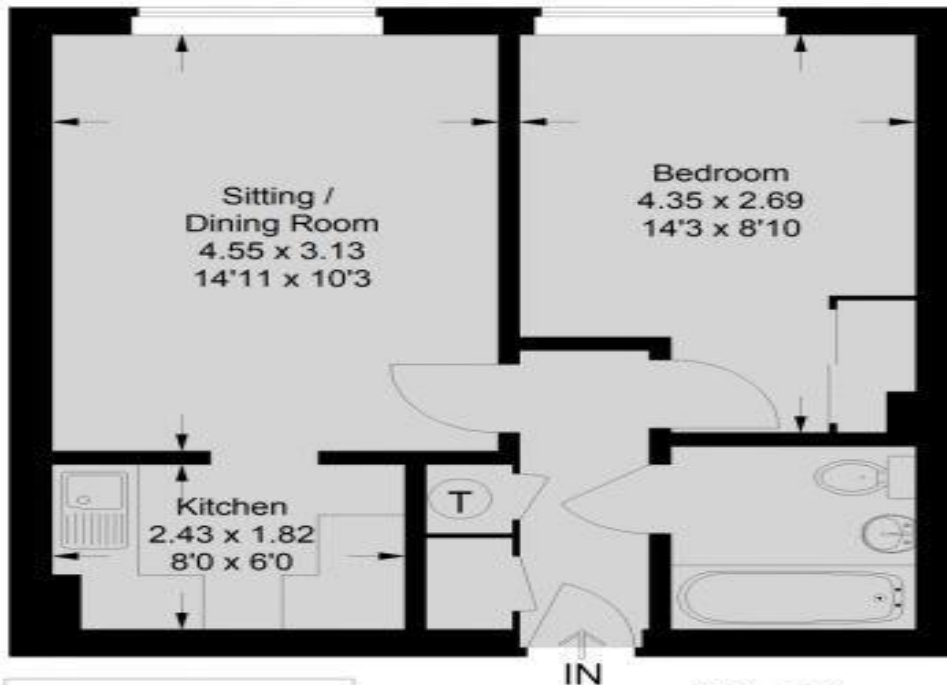
- Convenient Location close to central Godalming
- Well kept Communal Gardens
- Resident's Lounge and Laundry
- Car Parking
- Services of an onsite Development Manager
- 24 hour emergency call system
- Guest Suite for friends and family use
- Minimum Age 60
- Lease: 125 years from 1985



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Town End Street, Godalming

Approximate Gross Internal Area
39.2 sq m / 422 sq ft



First Floor

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.



For Financial Year Ending:

Annual Ground Rent:

£100

Ground Rent Period Review:

tbc

Annual Service Charge:

£3087

Council Tax Band:

C

Event Fees:

Transfer
Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.