



FLAT 7, 1 WILLIAM WAY, GODSTONE, SURREY, RH9 8FG

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GUIDE PRICE £325,000

Rayners are delighted to offer to the market this first floor two bedroom, two bathroom apartment with the added ease of a communal lift, designed and built by Riverdale Developments in 2020 and owned by the current vendors from new. The property benefits from an airy open plan Kitchen/diner/ living area with balcony. There are two bright and airy double bedrooms one being ensuite and a family bathroom. Outside there are two allocated parking spaces as well as the use of communal electric charging points. Located close to Godstone Village with its picturesque pond, village green, primary school, local shops, three public houses, restaurants and a range of local shops and tea rooms. The larger town centres of Caterham & Oxted are close by offering a wider range of shopping facilities & Oxted Railway Station providing frequent service to London (approx 45 minutes). Junction 6 of the M25 is nearby giving access to other motorway networks, Channel Tunnel, Dartford Crossing, Heathrow & Gatwick Airports. Vendor suited. Call now to register your interest.

Tenure: Leasehold

Lease Length: 118 remaining as of Sept 2025

Current charges are:

Ground Rent £250 Per year

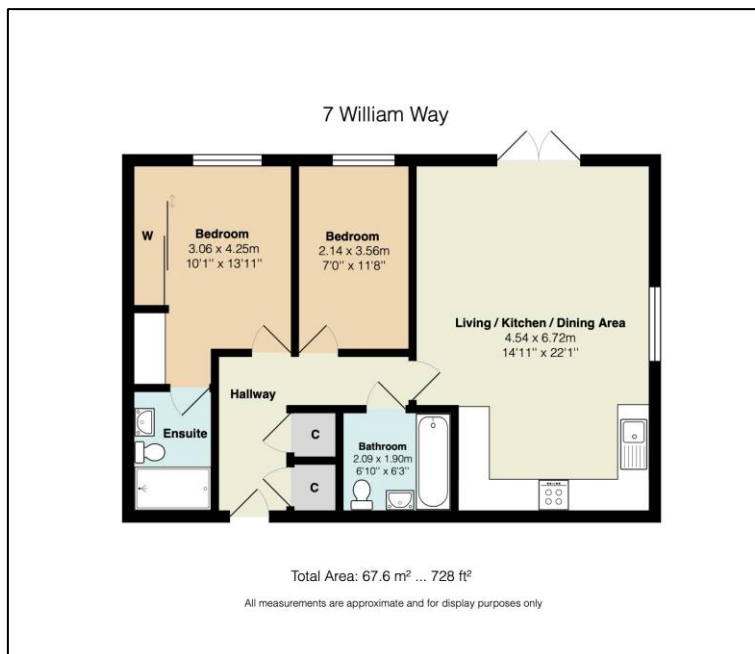
Service charge : Approx £1522.22

Local Authority: Tandridge District council

EPC Rating: B

Council Tax Band: C

This information has been provided by the seller and will need to be verified through solicitors .



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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