

warren
powell-richards

45 The Atrium | £349,950

Godalming | Surrey | GU7 1EN



45 The Atrium

Godalming, Surrey, GU7 1EN

£349,950 Leasehold

- Godalming town centre 0.3 miles
- Godalming mainline train station 0.6 mile
- Guildford 5.2 miles
- A3 2.8 miles
- M25 16 miles

A conveniently located 2 bedroom apartment with parking

- Open plan living room with doors onto the balcony
- Well equipped kitchen with built in appliances
- Master bedroom with en-suite shower room
- Further bedroom and family bathroom
- Beautifully landscaped communal gardens
- 1 underground parking space
- Within 0.3 miles of Godalming town centre

DESCRIPTION

A bright and spacious 2 bedroom second floor apartment with views over toward Godalming, located in one of Godalming's most exclusive developments. The apartment is accessed via the impressive Atrium entrance with security phone system and lift service. Well presented throughout the accommodation includes a good sized entrance hall, open-plan reception space with balcony overlooking the front of the building. There are 2 well proportioned bedrooms with the master benefiting from a large en-suite shower room and built in wardrobes. Externally, the apartment has 1 allocated parking spaces underground and lies within a stone's throw of Godalming High Street.



LOCATION

This property is within a stones throw of Godalming High town centre which provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Also within a short walk is Godalming train station which provide frequent services to London Waterloo in approximately 45 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

DIRECTIONS

From Flambard Way, proceed over the traffic lights at the end of Brighton Road into Wharf Street. Turn right at the next traffic lights into Woolsack Way, The Atrium can be found adjacent to the mini roundabout.

COUNCIL TAX

Waverley Borough Council. Council Tax Band D.
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Underfloor heating and mains Services.

Service charge - TBC

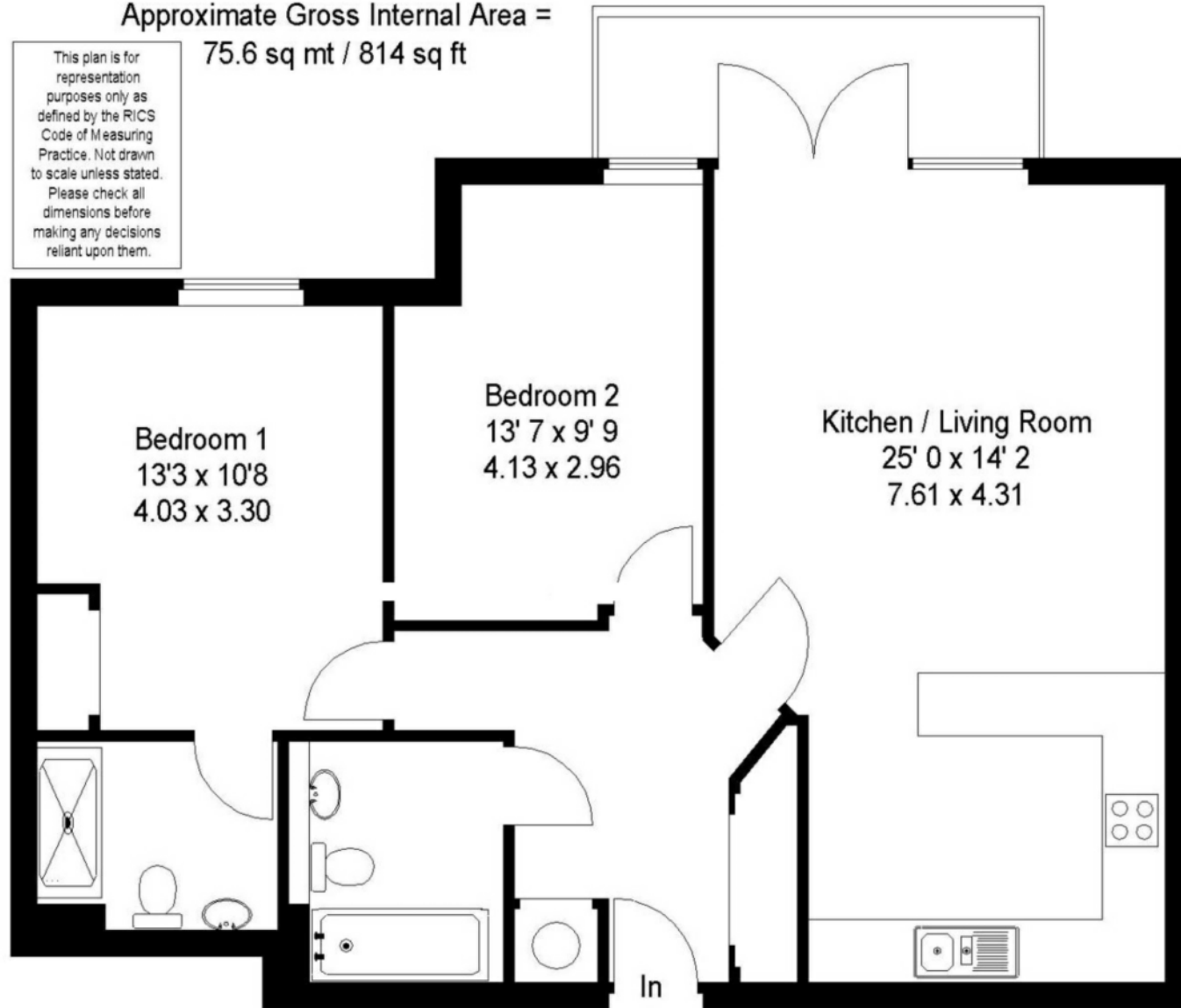
Ground Rent - £75 per year

Lease - 150 years from 2004



Approximate Gross Internal Area =
75.6 sq mt / 814 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	100

47 High Street, Godalming, Surrey, GU7 1AU
t: 01483 478200 e: godalming@wprhomes.co.uk

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