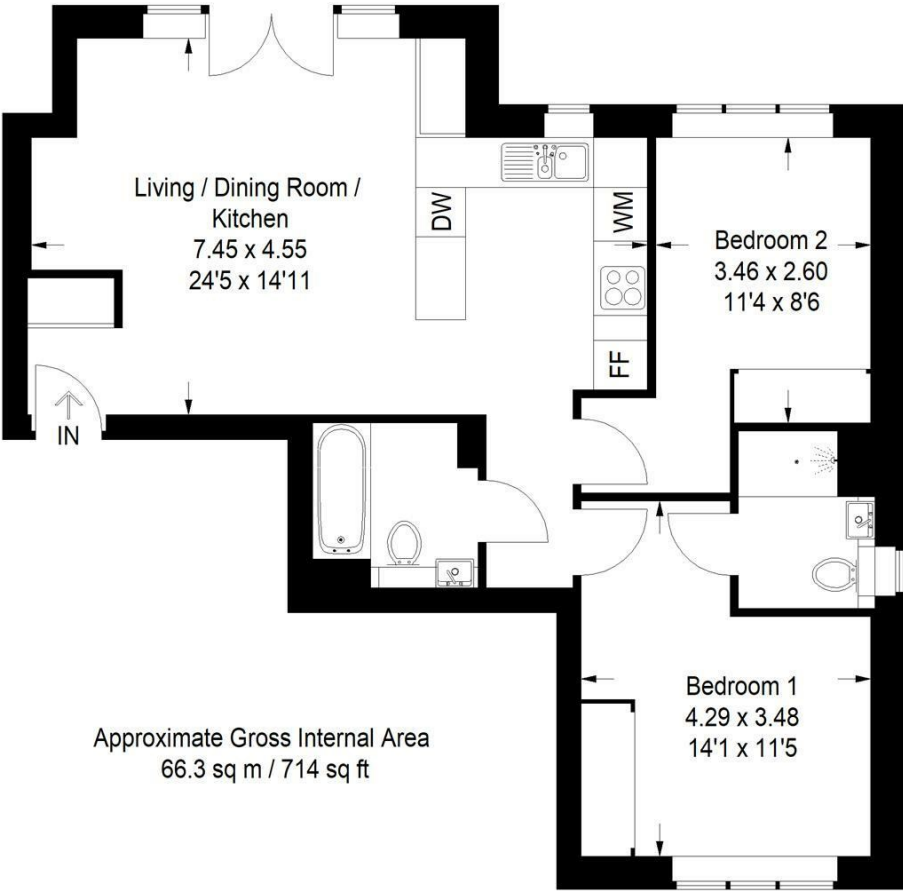
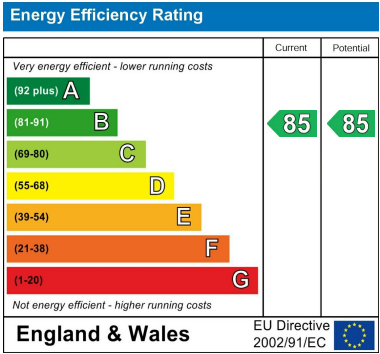




Flat 22
Branksome

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



Branksome
Filmer Grove, Godalming, GU7 3AB
£359,950



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Key features

- Video entry system
- Open plan Living/Dining/Kitchen area
- Two bedrooms (the master with en-suite shower room)
- Allocated parking
- Communal grounds
- Walking distance to Godalming town centre

Description

Located within a short walk to Godalming town centre, this superbly presented two double bedroom first floor apartment comes to the market benefitting from a bespoke kitchen with fitted appliances and quartz worktops, wood effect flooring and carpets to bedrooms.

Living / Dining Room / Kitchen 24'5 x 14'11

LIVING ROOM AREA: Large front aspect UPVc double glazed windows, Juliette balcony, TV point, under floor heating.

KITCHEN AREA: Fitted with an extensive range of eye and base level cupboards and drawers with quartz work tops, inset sink bowl unit , 4 ring electric hob with extractor hood above, integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher, breakfast bar area, under floor heating.

Bedroom 1 14'1 x 11'5

Rear aspect double glazed window, triple mirrored fitted wardrobe, TV point, USB point, under floor heating.

Ensuite Shower Room

Comprising walk-in shower, vanity sink unit, low level w.c., double glazed window, tiled flooring, under floor heating.

Bedroom 2 11'4 x 8'6

Front aspect double glazed window, TV point.

Bathroom

Fitted with a white suite comprising tiled enclosed bath, wall mounted shower above and shower screen, vanity sink unit, low level w.c., tiled flooring, heated towel rails, mirrored light splashback.

Outside

Allocated Parking
Communal Grounds

Lease details

Length of Lease: 248 years remaining
Service charge: circa. £3000 per annum.
Ground rent: N/A

