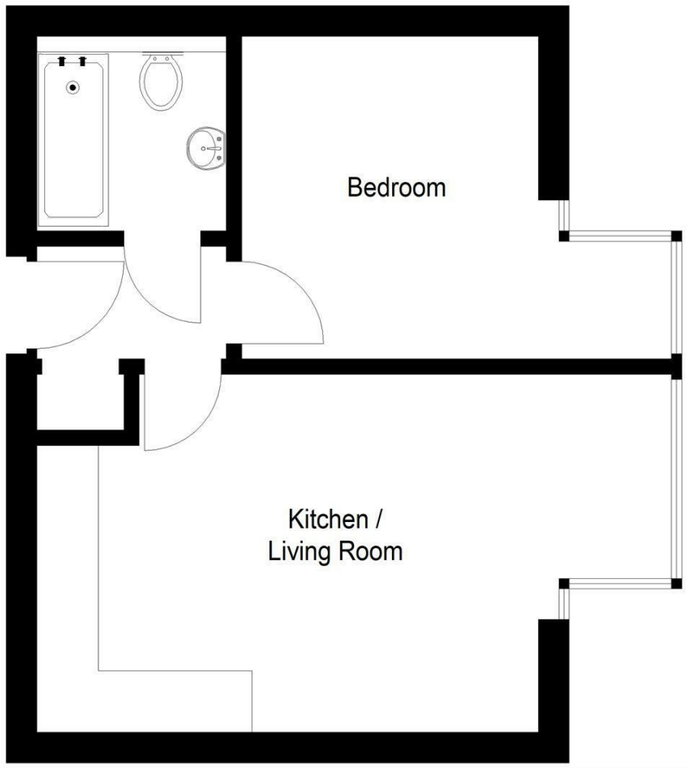
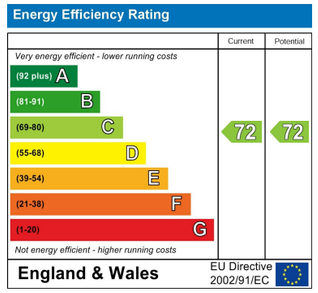
Floor plans



**Thornbrook House,
Catteshall Lane,
Godalming**

**APPROX. GROSS
INTERNAL FLOOR AREA
415 SQFT / 39 SQM**

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.



MASELLA COUPE

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Thornbrook House

Catteshall Lane, Godalming, GU7 1FP

£139,000

MASELLA COUPE

Key features

- Potential 10% gross rental yield
- Open plan kitchen/living room
- Parking
- EPC rating C
- Modern Bathroom
- One double bedroom

Description

NO ONWARD CHAIN. Situated on the banks of the River Wey, Thornbrook House offers an ideal opportunity for first-time buyers and investors alike, with a potential 10% return on investment. This one-bedroom apartment benefits from a fitted kitchen and parking, and is within walking distance of Godalming town centre and mainline station.

Communal Entrance

Reception front door entrance via security fob. Stairs and lift access to first floor.

Hardwood door to:-

RECEPTION HALLWAY: Video security entry phone system. Fitted cupboard housing hot water cylinder tank. Electric meter cupboard. Wood laminate flooring. Wood laminate flooring. Door to living room/kitchen area.

Kitchen / Living Room

Kitchen: Fitted eye and base level cupboards and drawers and roll top work surface with inset stainless steel sink unit with mixer tap and drainer. Integrated Bosch oven, electric hob and extractor hood above. Integrate appliances including fridge/freezer, dishwasher and washer/dryer. Living room: Side aspect double glazed window. Wall mounted electric heater. TV and BT points. Wood laminate flooring.

Bedroom

Side aspect double glazed window. Wall mounted electric heater. TV point.

Bathroom

In a white suite comprising tiled enclosed bath with wall mounted shower unit and folding shower screen. Low level WC. Vanity sink unit. Chrome electric towel heater. Mirror sensor. LED downlights. Fully tiled walls and flooring.