



RAYNERS
TOWN & COUNTRY

2 CROWHURST MEAD
GODSTONE RH9 8BF

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GODSTONE, SURREY. RH9 8BF

Located just a few minute's walk from the historic Surrey village of Godstone, this well presented 1 bedroom ground floor purpose built maisonette offers compact but perfectly proportioned accommodation, for a single person or couple. Well presented throughout, but still offering scope for the incoming purchaser to make it their own. The property is in a small modern development with it's own allocated parking space.

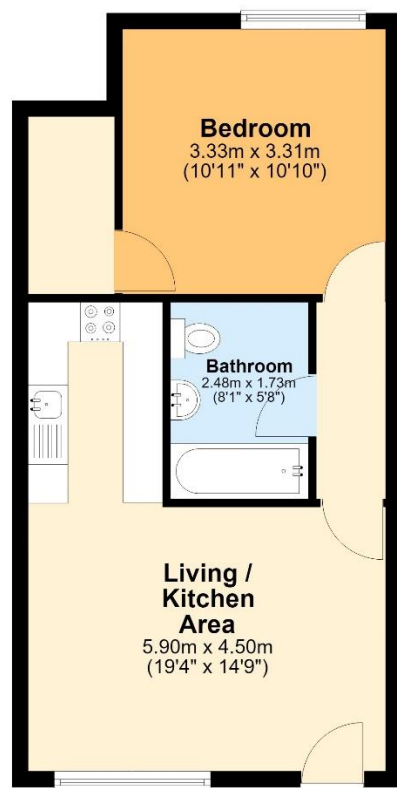
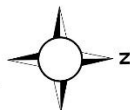
As well as convenience to Godstone village with it's traditional village green, duck pond and period buildings a range of other amenities in Godstone include easy access to the M25 motorway, and several mainline railway stations within a 5-10 minute drive. Local shops, pubs, cafes, restaurants, primary school and Greenbelt Countryside are all available in the Godstone area.





Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Bedroom

3.33m x 3.31m
(10'11" x 10'10")

Bathroom

2.48m x 1.73m
(8'1" x 5'8")

Living / Kitchen Area

5.90m x 4.50m
(19'4" x 14'9")

Total area: approx. 40.7 sq. metres (438.0 sq. feet)

- **Tenure: Leasehold**
- **Lease Length: 125 years from March 1993, approximately 92 years remaining**
- **Maintenance charge: Approximately £927.52 per annum**
- **Local Authority: Tandridge District Council**
- **Council Tax Band C**
- **EPC Rating C**
- **Ground rent: Peppercorn**

Information supplied by sellers to be verified through solicitors.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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