



12 Franklin Court

Wormley Godalming GU8 5US

Asking Price: £475,000 Leasehold





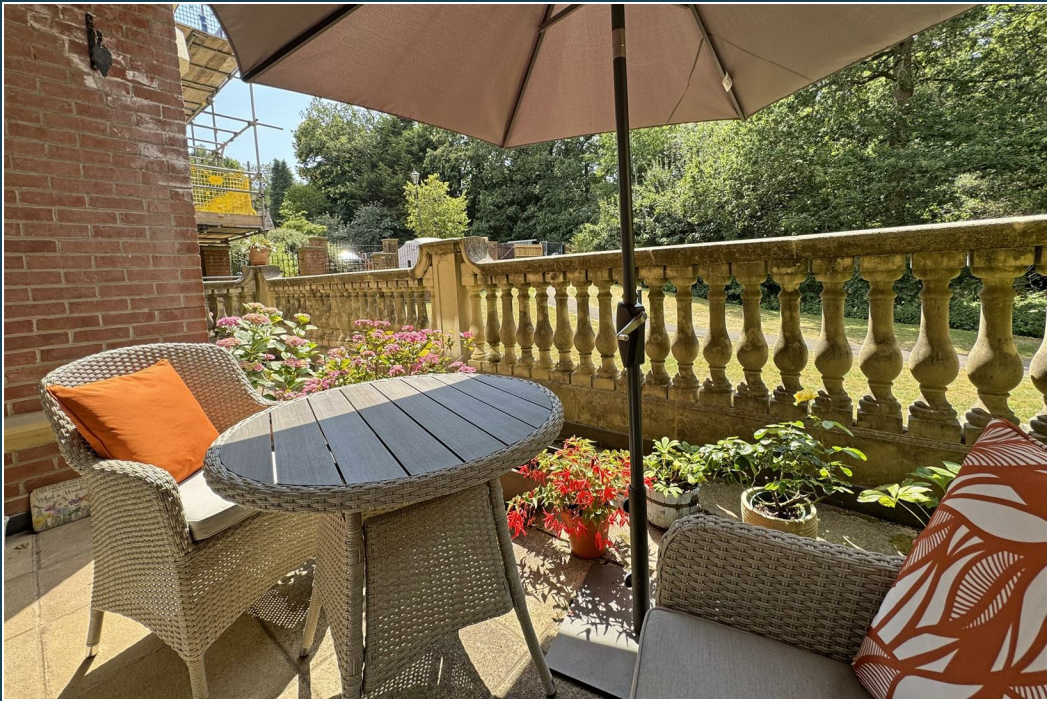
- Short Walk of Witley Main Line Station
- Easy Reach of Chiddingfold & Milford Village
- Large West Facing Balcony
- Reception Hall
- 18ft x 15ft Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms & Two Bathrooms
- Gas Heating & Double Glazing
- Gated Underground Parking
- Landscaped Communal Gardens



This exceptional two bedroom ground floor apartment is perfectly situated within a highly regarded and prestigious development set just moments from Witley main line station. Designed for modern living, the apartment offers bright and spacious accommodation which benefits from its own private, west-facing balcony being the perfect spot to enjoy the evening sun.











Main Line Station – 0.3 miles (Waterloo approx 55 mins)

Godalming – 4.5 miles Guildford – 9.5 miles

Farnham – 10.5 miles Haslemere – 5.0 miles

Gatwick – 33 miles Heathrow – 30 miles

A3 – 3.4 miles M25 – 18 miles M3 – 20 miles

Lease – 125 years from 1st Jan 2005

Service Charge – £4,349 P.A. Ground Rent £250 P.A.

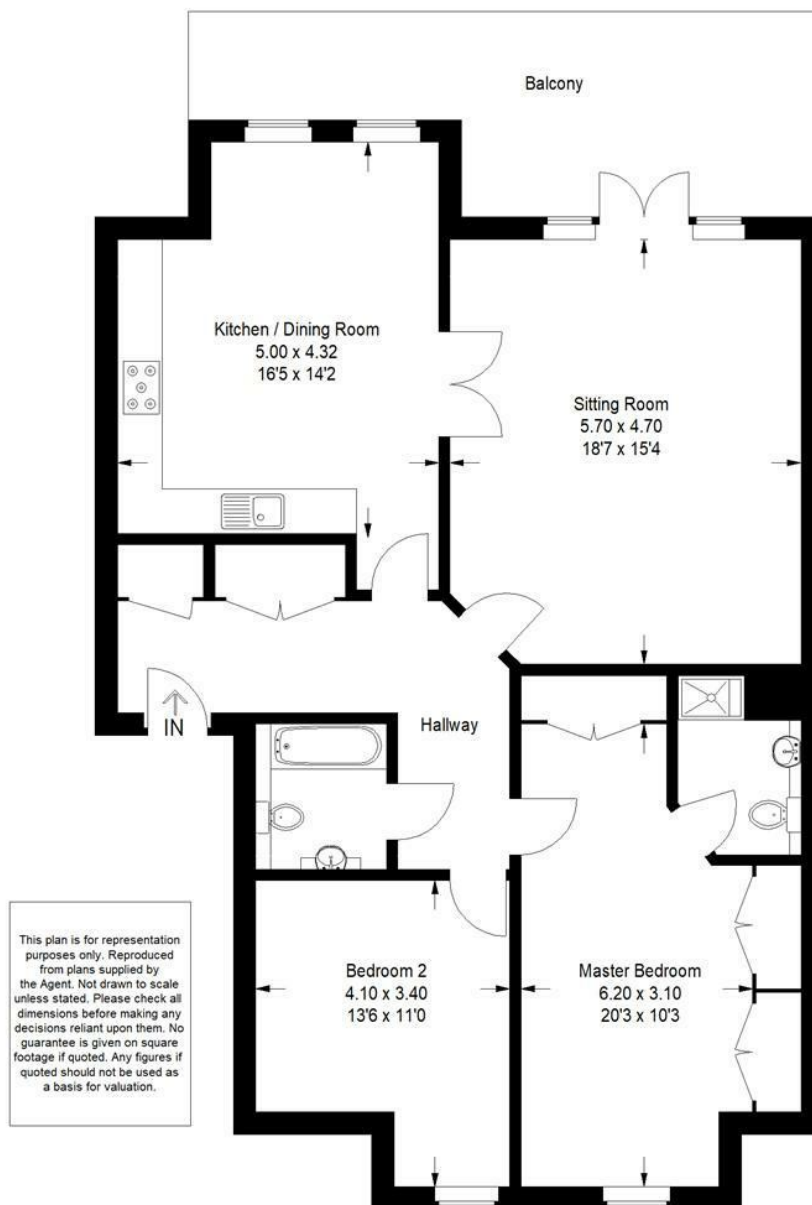
Council Tax Band – D Payable – £2,643.33 (2026/27)

EPC Band – C



Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake onto the Portsmouth Road. Continue into Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time on the A283 Petworth Road. Continue along Petworth Road passing through the village of Witley and on towards Wormley passing King Edwards School on your right hand side. Immediately turn right into Brook Road and follow the road for approximately ½ mile until seeing Bridewell Close leading to Franklin Court on your right hand side.





Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.