



22 Ladymere Place Ockford Road

Godalming GU7 1AH

Asking Price: £315,000 Leasehold



- No Onward Chain
- Short Walk of High Street & Main Line Station
- Bright & Spacious Acomodation
- 19ft x 12ft Living/Dining Room with Juliette Balcony
- Recently Re-fitted Kitchen
- Two Double Bedrooms
- En-Suite Bathroom & Seperate Shower Room
- Gas Central Heating
- Double Glazed Windows
- Gated Residents Parking with Two Allocated Spaces



A bright and well planned two bedroom raised ground floor apartment with en-suite bathroom, shower room and two private parking spaces forming part of this popular gated development ideally located being only moments from the High Street with its excellent shops, leisure and recreational facilities and the main line station.









Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Godalming – 0.1 miles Guildford – 5.0 miles

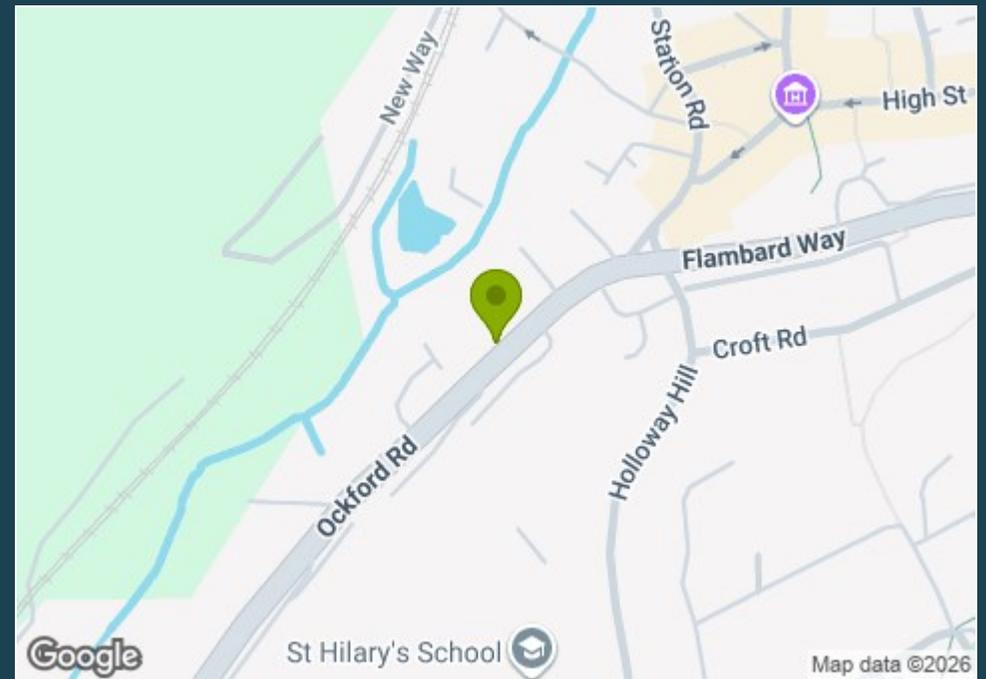
A3 – 2.4 miles M25 – 13.5 miles M3 – 13.0 miles

Mill Medical Practice – 1.2 The Mews Dental Clinic – 100 yards

Council Tax Band – D Payable – £2,519.93 (2025/26)

Energy Efficiency Rating C

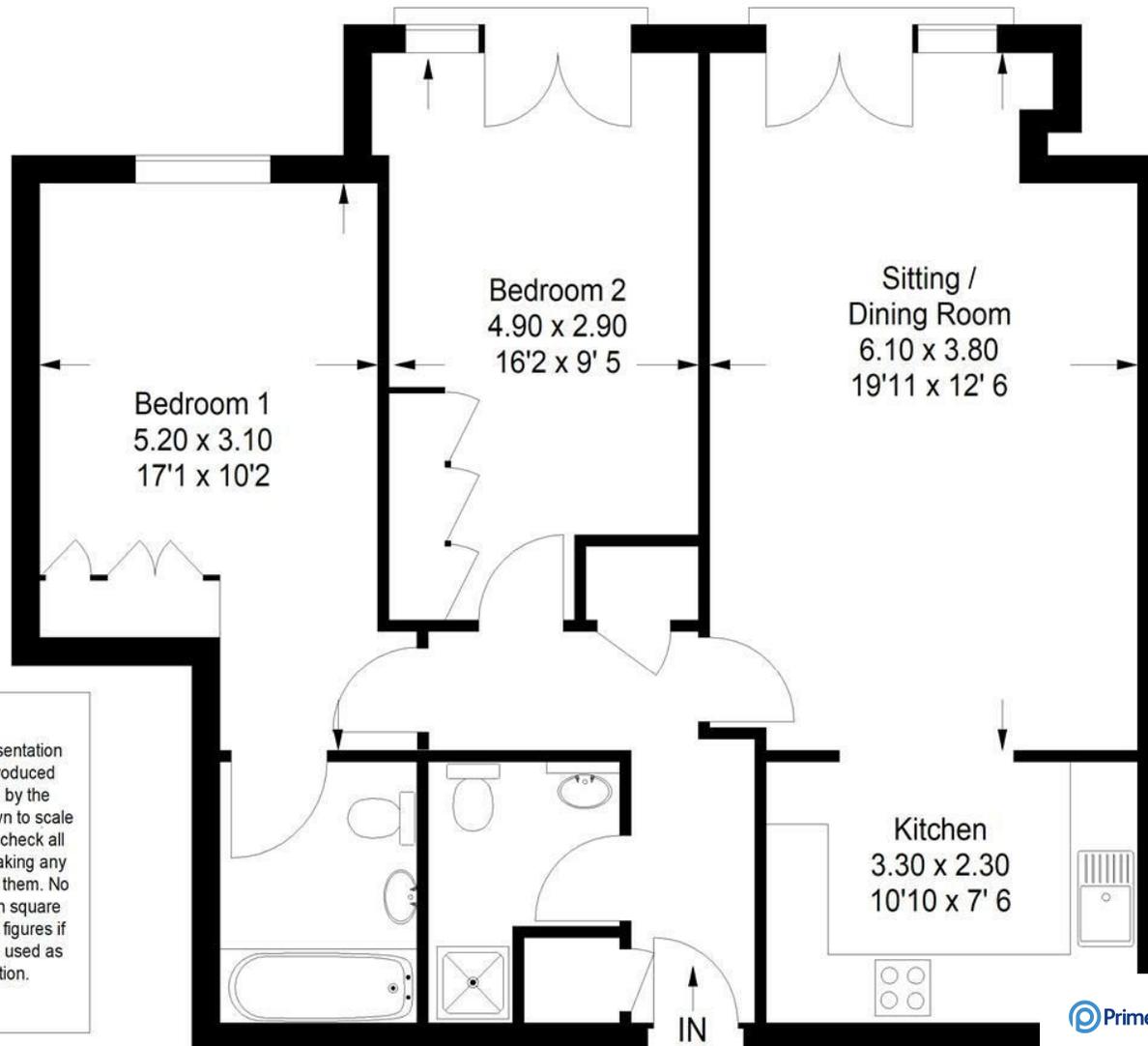
Service Charge £2420.43 P.A. Ground Rent £228 P.A.



Directions: From our office in the High Street proceed in a southerly direction passing the Pepperpot to the very end of the High Street and at the T junction turn left and Ladymere Place will be seen after a short distance on your right hand side.

Ladymere Place

Approximate Gross Internal Floor Area:
752 sq ft / 69.8 sq m



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.

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.