

1 Meadrow Court

Godalming GU7 3HG

Asking Price: £160,000 Leasehold

Emery& Orchard
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- No Onward Chain
- Residents Lounge & Resident Manager
- Attractive Communal Gardens
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating & Double Glazed Windows
- Private Terrace
- Residents Parking



A two bedroom ground floor apartment forming part of this attractive low level retirement development designed for the over 60s, occupying a level position close to public transport and within easy reach of Godalming town centre and Farncombe village centre.

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CAUTION
SPEED
RAMPS
CAUTION
10









Farncombe Main Line Station – 0.6 miles (Waterloo approx. 45 mins)

Godalming High Street – 1.0 miles

Doctors – 0.3 miles Dentist – 1.1 Miles

A3 – 2.9 miles M25 – 15.5 miles

Lease Term – 99 Years from 31st August 1994

Ground Rent – £NIL Service Charge - approximately £3000 Half Yearly

Energy Efficiency Rating - D

Council Tax Band - D - £2519.93 (2025/26)





Proceed out of Godalming in a northerly direction along the A3100 Meadrow. Meadrow Court will then be seen on the right hand side after approximately one mile, just past the turning right into Catteshall Lane.



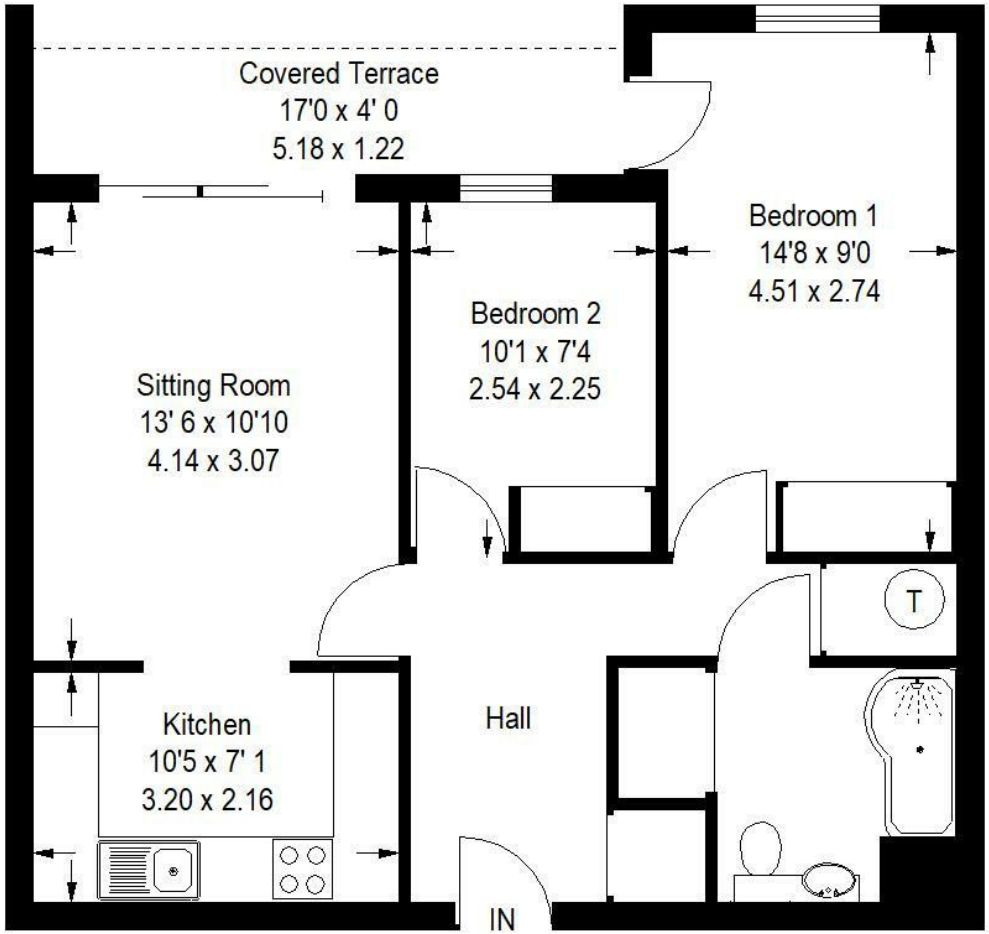
rightmove

1 Meadrow Court
Godalming

APPROX. GROSS
INTERNAL FLOOR AREA :
624 SQFT / 57.96 SQM

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.

ZOOPLA



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Emery& Orchard
ESTATE AGENTS

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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.

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