

36 Holm Court Twycross Road

Godalming Surrey GU7 2QT

Asking Price: £275,000 Leasehold - Share of Freehold

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- Newly Redecorated & Carpeted - No Onward Chain
- 999 Year Lease from 28/02/2010 Plus Share of Freehold
- Easy Reach of Town Centre & Main Line Station
- Security Entryphone System
- Sitting/Dining Room with Balcony
- Kitchen
- Two Bedrooms & Bathroom
- Double Glazing & Gas Central Heating
- Private Under Cover Parking
- Attractive Communal Gardens



A fabulous, newly decorated and newly carpeted, two bedroom top floor apartment enjoying far reaching views and providing bright and well planned accommodation. This includes a superb living/dining room with balcony with bi-fold doors, kitchen with appliances, two bedrooms and a bathroom. The property also benefits from gas central heating, double glazing, a 999 Year Lease from 28/02/2010, share of the freehold and a private under cover parking space. The property is located in the popular Charterhouse area within easy reach of the town with its excellent shops, restaurants, leisure and recreational facilities, nearby bus routes and the station.

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Godalming Main Line Station – 1.1 mile

Godalming Town centre – 1.1 miles

Junior School – 0.9 mile

Secondary School – 1.1 miles - Doctors – 0.7 miles Dentist – 0.5 miles

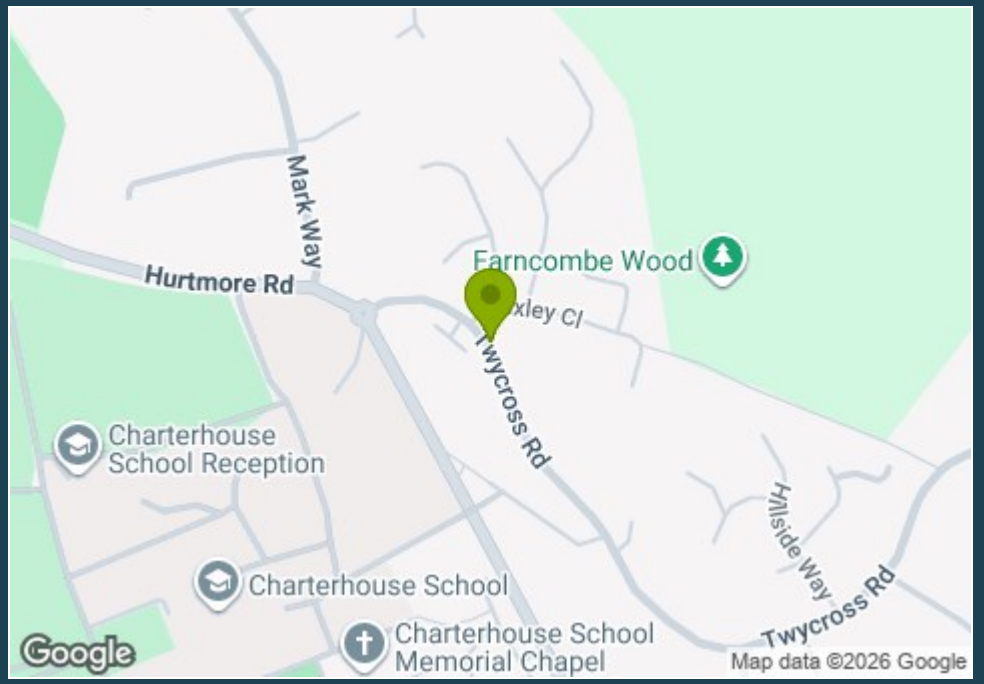
A3 – miles 2.2 miles M25 – 14.7 miles M3 – 13.4 miles

Energy Efficiency Rating C

Council Tax Band – D Payable £2643.33p (2026/27)

999 Year Lease from 28/02/2010 plus Share of Freehold

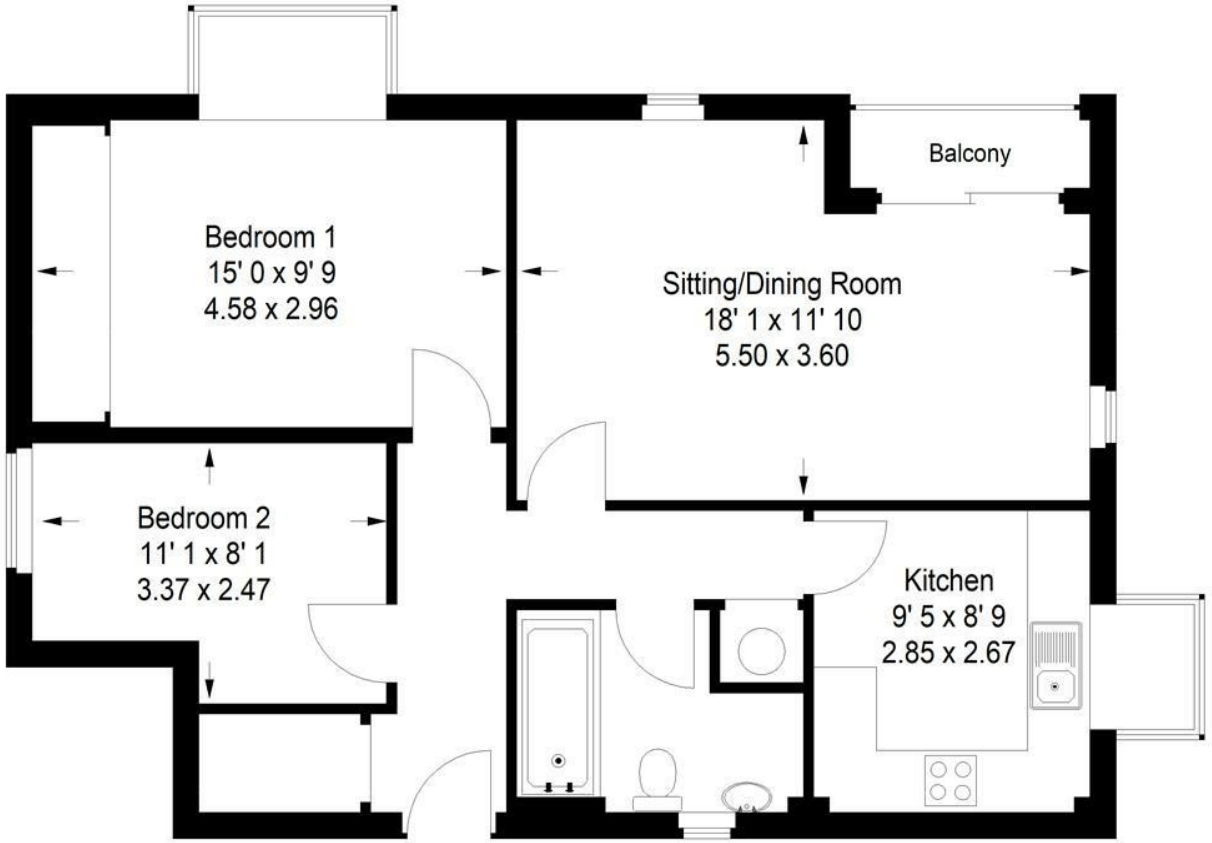
Maintenance Charge £TBC





Directions: From our office in the High Street proceed down Bridge Street, across the mini roundabout into Bridge Road. Continue to the end of Bridge Road and at the roundabout turn left into Chalk Road. Continue along Chalk Road, passing under the railway bridge and continuing on into Charterhouse Road. Continue along Charterhouse Road and passing under the next bridge take the first turning on your right hand side into Twycross Road. Holm Court will then be found after a short distance on your right hand side and Number 36 will be found in the first block.

Holm Court, Godalming



APPROX. GROSS
INTERNAL FLOOR AREA :
673 SQFT / 63 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.

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rightmove
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naea | propertymark PROTECTED
The Property Ombudsman

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.