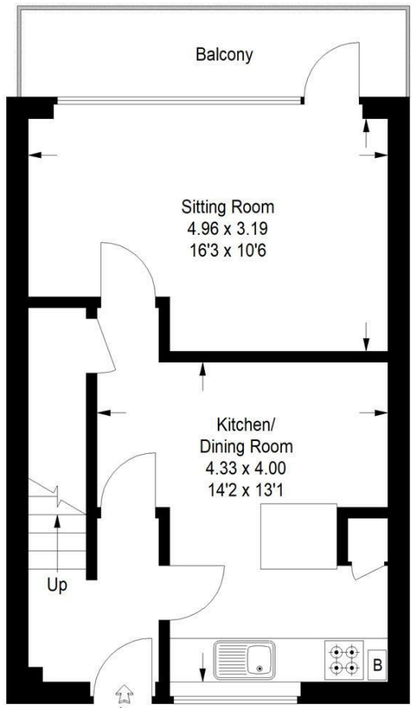
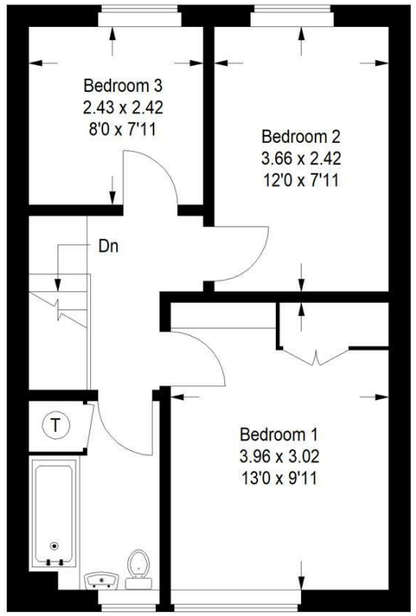
Floor plans

St Johns Court, Godalming



Lower Ground Floor



Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 829 SQFT / 77 SQM

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.

1D St. Johns Court

Farncombe Street, Godalming, GU7 3BA

£200,000

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MASELLA COUPE

Key features

- Spacious three-bedroom flat
- Covered front area and rear balcony
- Kitchen/Dining room
- Convenient location close to Farncombe village amenities and railway station.
- Two Double Bedrooms
- No Onward Chain
- Potential rental income of approximately £1,550 pcm, offering an estimated gross yield of 8.5% following refurbishment.

Description

A spacious three-bedroom flat ideally situated in the heart of Farncombe. The property offers generous accommodation throughout and presents an excellent opportunity for modernisation and improvement.

Kitchen/Dining Room 14'2" x 13'1"

The kitchen/dining room overlooks the front of the property and benefits from a range of built-in cupboards, ample worktop space and a central island unit, creating a practical and sociable space for everyday living and entertaining.

Sitting Room 16'3" x 10'6"

A well-proportioned family living room featuring double glazed windows overlooking Farncombe Street, providing a bright and spacious area for relaxation, with access out to the balcony.

Bedroom 1 13'0" x 9'11"

A generous double bedroom with built-in wardrobes and additional shelving, offering excellent storage.

Bedroom 2 12'0" x 7'11"

A further double bedroom overlooking the rear of the property.

Bedroom 3 8'0" x 7'11"

A single bedroom, also positioned to the rear of the property, ideal as a child's room, home office or guest bedroom.

Bathroom

The bathroom comprises a panelled bath with shower attachment, vanity sink unit and low-level WC.

Outside

The property benefits from a covered area to the front, along with a private balcony to the rear, providing an ideal space to enjoy some outside air.

Lease Information

Lease: Approximately 134 years remaining
Service Charge: TBC
Ground Rent: Peppercorn











