

5C CATTESHALL MILL

Godalming

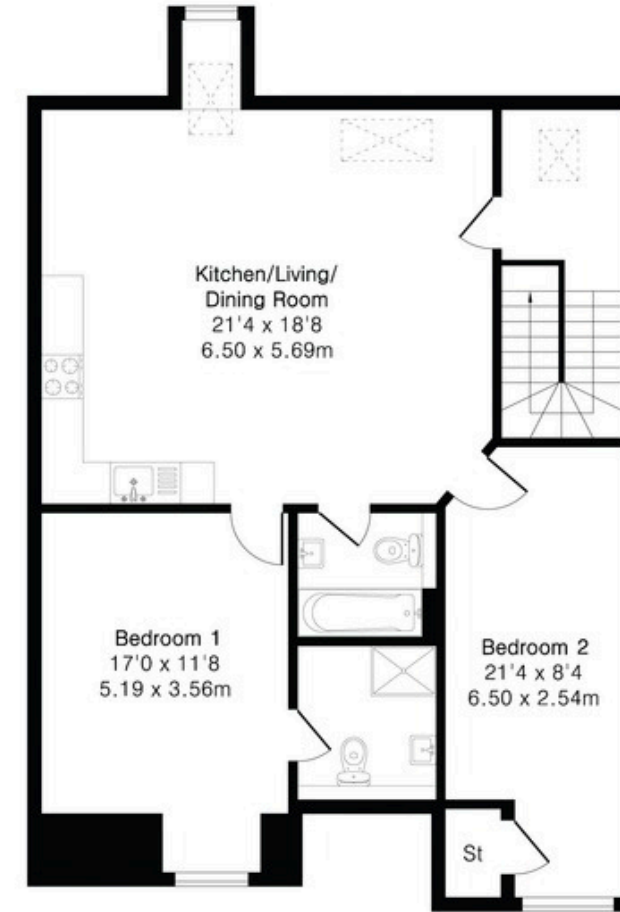


**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 987 sq ft - 92 sq m



First Floor

AT A GLANCE

- 2 double bedrooms
- 2 bathrooms
- Spacious open plan living area
- Kitchen with integrated appliances
- 2 parking spaces
- Electric heating

Tenure: Share of Freehold.
Lease - 117 years remaining.
Maintenance Charges - £20 pcm.
Council Tax Band: D EPC: E



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



FROM THE AGENT

"The main living space is the defining feature here and the vaulted ceiling and rooflights change how the room feels, bringing in light throughout the day and making it more usable as a single, open space."

Andrew

Andrew Blagden
Sales Associate



LIGHT & AIRY

The layout separates the bedrooms from the living area, which works well for privacy. With two bathrooms, it's practical for either sharing or having guests stay. The kitchen, dining and living area runs across the front of the apartment and is very well proportioned.

The vaulted ceiling increases the sense of height, while rooflights bring light into the centre of the room rather than just from the edges. There is clear space for seating and dining without compromising the kitchen area, which makes it usable day to day as well as for entertaining. The kitchen is set along one wall with modern units and integrated appliances. It remains connected to the main living space, so it works as part of the room rather than feeling separate.

The principal bedroom is a good double with its own en suite shower room. The second bedroom is also a good size and can be used flexibly depending on requirements. A separate bathroom sits off the hallway and serves the second bedroom and guests.



BEDROOMS & BATHROOM





Chantries & Pewleys

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY