



ESTATE AGENTS



Flat 4, Charles House, Great George Street, Godalming,
Surrey, GU7 1EE

Asking Price £300,000

Flat 4, Charles House, Great George Street, Godalming, Surrey, GU7 1EE

Welcome to Charles House, an elegant Grade II listed historic building situated in the heart of Godalming's vibrant town center.

Within this magnificent building, you will find a stunning two-bedroom apartment that has been expertly renovated to the highest specification.

As you step inside, you will immediately appreciate the attention to detail that has gone into creating this excellent modern living space which retains the charm and character of this heritage building.

The apartment offers a spacious open plan living area that is perfect for entertaining, featuring contemporary design elements that seamlessly blend with the building's historic architecture.

The kitchen has been thoughtfully designed with the latest high-end appliances, including an induction hob, integrated dishwasher, and a stylish breakfast bar that is perfect for quick meals on the go. The bedrooms are spacious and airy, with large windows that let in plenty of natural light.

In summary, this exceptional Grade II listed split level apartment in Charles House offers the perfect combination of luxury, style, and convenience, making it the ideal home for anyone looking to experience the best of Godalming's town center living.

As a bonus for the new owner, the seller is offering fully paid parking permits for the Crown Court car park for the first year of occupancy.

Tenure: Leasehold: 125 Year Lease

Council Tax Band: C

Maintenance Charge: £1100 Per Annum

Ground rent: £300 Per Annum

- Two Bedrooms
- Modernised Throughout
- Town Centre Location
- Fully Fitted Storage
- Bespoke Fitted Kitchen
- Vacant



Floorplan

Great George Street, Godalming, GU7

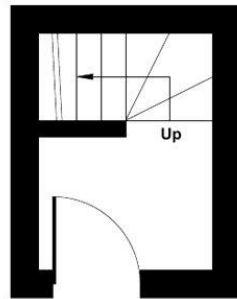
Approximate Area = 723 sq ft / 67.1 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

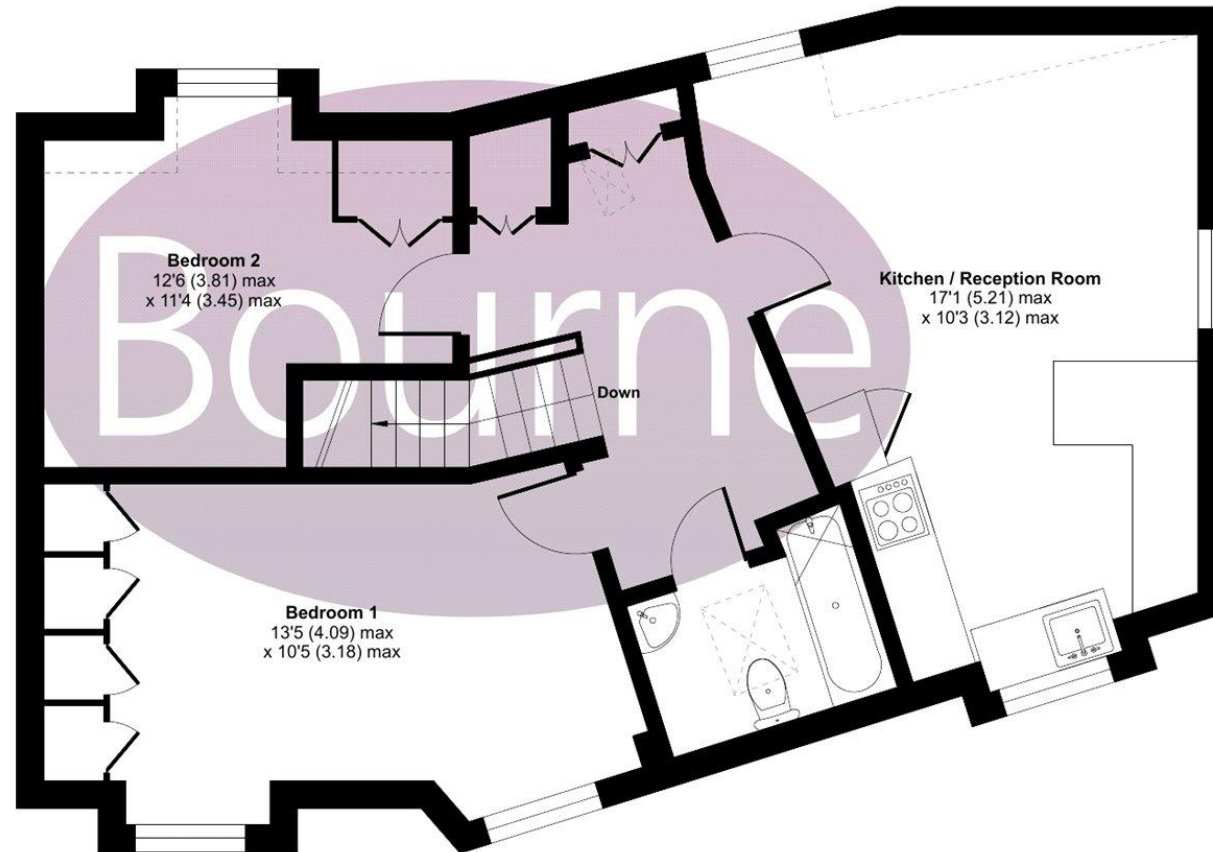
Total = 747 sq ft / 69.3 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Bourne Estate Agents. REF: 962408

Location

When it comes to location, Charles House couldn't be better positioned. You'll find yourself just a short walk away from Godalming's mainline railway station, providing excellent transport links to London and beyond.



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.</p>	<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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