



6 Holm Court, Twycross Road, Godalming, Surrey, GU7 2QT

Asking Price £290,000

# 6 Holm Court, Twycross Road, Godalming, Surrey, GU7 2QT

Situated in a quiet location in Godalming, with beautiful views and quick access to the town centre and mainline train station, this two-bedroom 2nd floor apartment is perfect for either a professional tenant or couple.

Accessed by stairs you enter the apartment with the separate kitchen to your left. The kitchen benefits from having a full range of whitegoods included and plenty of storage space. Through into the living room you are greeted with dual aspect windows providing brilliant views looking out over Charterhouse and Godalming. Also featuring a space for a dining table and a small balcony for seating in warm summer evenings.

The main bedroom is a good-sized double with slide robe storage across one side. The second bedroom is a smaller double and there is a bathroom with shower over the bath.

The property comes with an allocated parking space. There is additional non-secured parking on the road.

Tenure: Leasehold with Share of freehold

Years remaining on lease: 986 years

Annual ground rent: N/A

Ground rent review period: N/A

Annual service charge amount: £1660 per year paid every month for 10 months

Service charge review period: Reviewed each year and agreed at AGM between all parties who have a share of the freehold.

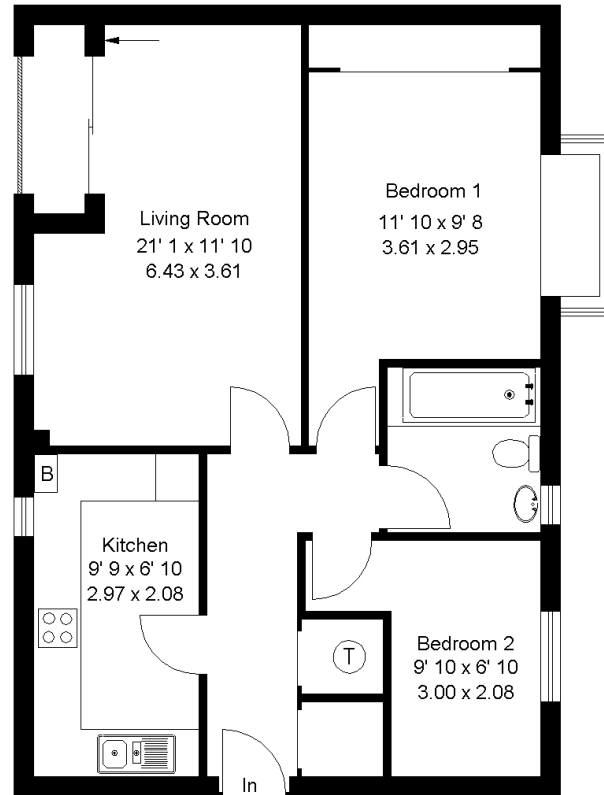
Council Tax Band: D

- Two Bedroom Apartment
- Beautiful Views from Balcony
- 2nd Floor Apartment
- Separate Kitchen with appliances
- Popular Development
- Allocated Parking Space
- Within close proximity to Godalming Town Centre and mainline train station



# Floorplan

## Holm Court, Twycross Road, Godalming



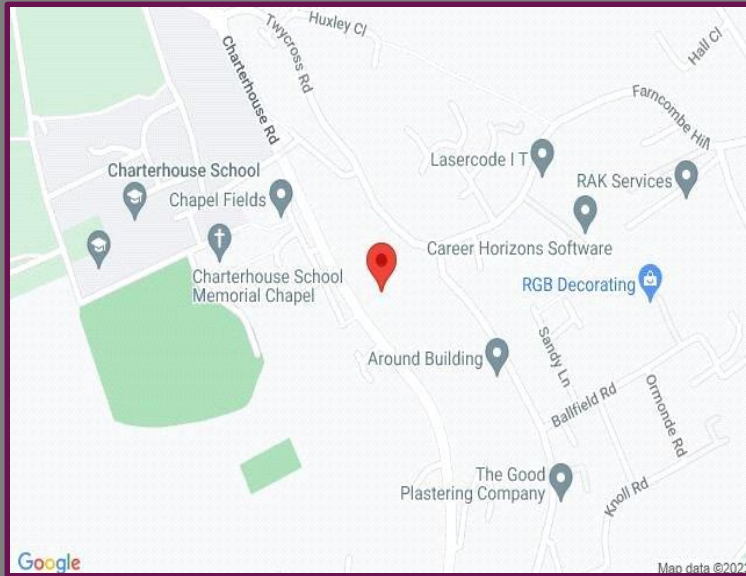
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.



Approximate Gross Internal Area  
59.2 sq m / 637 sq ft

# Location

Located within a mile of Godalming town centre with its attractive semi-pedestrianised High Street and a wide range of shops (Waitrose & Sainsbury's supermarkets) restaurants and cafes. Godalming and Farncombe stations serve Waterloo in about 47 and 42 minutes respectively and access on to the A3 is within 2 miles. A flight of stairs from Weston Court provides quick access to the friendly Cricketer's public house in Nightingale Road and Farncombe Station. This property is also well located for a number of popular schools including Shackleford, Moss Lane, Broadwater, Charterhouse (with its private Health/Leisure Club), Prior's Field & Aldro in Shackleford. A series of nearby footpaths lead off Frith Hill on to open countryside, which in turn leads down to Binscombe & Compton & connects with The Old Pilgrims Way.



	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (82 plus)			A (82 plus)		
B (81-81)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	77	England & Wales	EU Directive 2002/91/EC	82
		83			74

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...

**GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU**

**Tel: 01483 427699 | Email: godalming@bournestateagents.com**

**Web: www.Bourneestateagents.com**