

Bourne



54 Chapel Fields, Charterhouse Road, Godalming, Surrey, GU7 2BX

Asking Price £240,000

54 Chapel Fields, Charterhouse Road, Godalming, Surrey, GU7 2BX

A well-presented two-bedroom top floor apartment located in the sought after Chapel Fields development on Charterhouse Road within a short distance of Godalming town centre.

The property benefits from an entrance hall, lounge/diner, two bedrooms, bathroom with shower over bath, a large kitchen and gas central heating.

Includes one dedicated underground car park space plus ad hoc visitors' parking at ground level.

Length of lease: 107 Years

Ground rent: £25 charged on a quarterly basis

Ground rent review period: N/A

Annual service charge amount: excluding any Section 20 Notices regarding Major Works, for the year ending June 2022 was £1,189

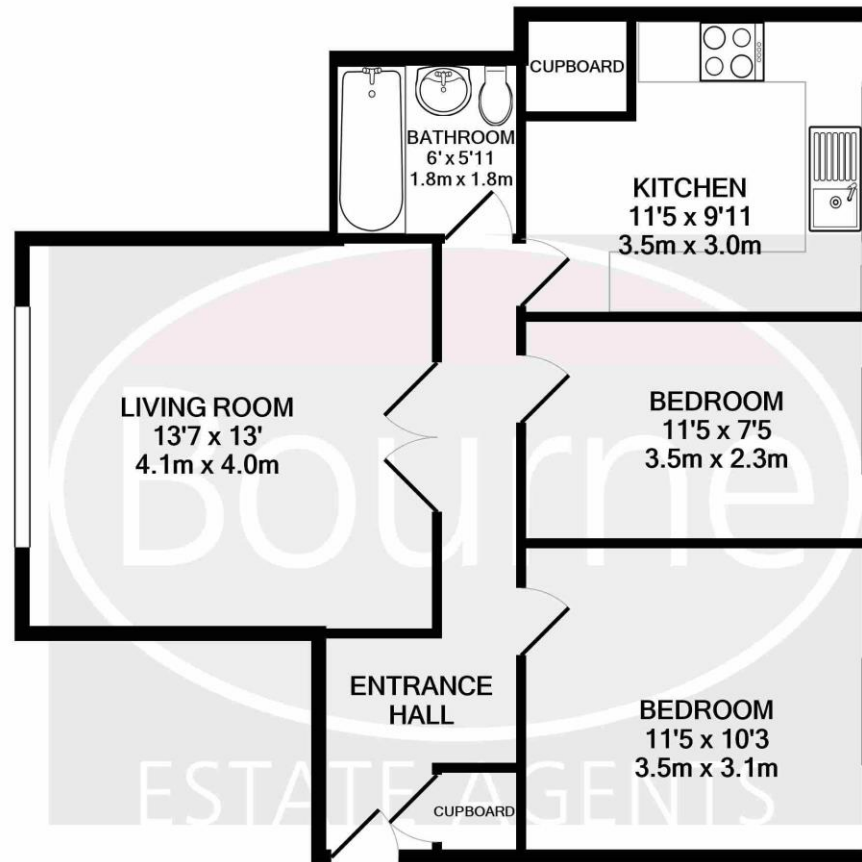
Charge review: Annual

Council Tax Band: C

- Top Floor Apartment
- Two Bedrooms
- Large Modern Kitchen
- Bathroom with shower over bath
- Large living/dining room
- Chain Free
- Walking distance of mainline train station
- Gas Central Heating



Floorplan



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

Location

Godalming is a historic market town, civil parish and administrative centre of the Borough of Waverley in Surrey, England, 4 miles SSW of Guildford. The town traverses the banks of the River Wey in the Greensand Ridge – a hilly, heavily wooded part of the outer London commuter belt and Green Belt. In 1881, it became the first place in the world to have a public electricity supply and electric street lighting.

This property is situated in an ideal location within easy reach to Godalming's mainline train station with its direct links to London Waterloo (44 minutes) and is well located for access to the A3. There are also a number of highly regarded schools covering all age groups in close proximity in addition to all of the amenities Godalming has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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