



ESTATE AGENTS



4 St. Johns Street, Godalming, Surrey, GU7 3EJ

Asking Price £325,000

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A sleek, stylish, and modern ground floor apartment situated in Farncombe, that has been recently converted having formerly been a chapel.

Boasting a smart contemporary interior that includes hardwood flooring in the main living space and underfloor heating throughout. Entering the property via an entrance hall which leads into an open-plan kitchen and living space. With the kitchen offering ample countertop workspace and a range of fitted appliances. The living space is well-sized and showcases one of the property's best features - floor-to-ceiling sliding doors that lead to an external patio space. These floor-to-ceiling doors superbly complement the property's modern aesthetic and help to provide a bright and airy living space.

Further to generous open plan living, you will find two well-sized double bedrooms. With the main bedroom benefiting from integrated storage. There is a family bathroom that serves both bedrooms and is fitted with a three-piece bathroom suite comprising of a bath with an overhead shower, W/C and sink.

Externally the property offers a patio space accessed via the living room as well as an allocated parking space with an EV Charging Point.

Tenure: Leasehold with share of freehold

Council Tax Band: C

Years remaining on lease: 122 Years

Annual ground rent: N/A

Annual service charge amount: £450 for the previous year.

Service charge review period: Annual

- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking with EV charging Point
- 3 Minute walk to Station
- Triple Glazing
- Underfloor Heating with 4 Separate Zones
- Private Patio Space
- Leasehold

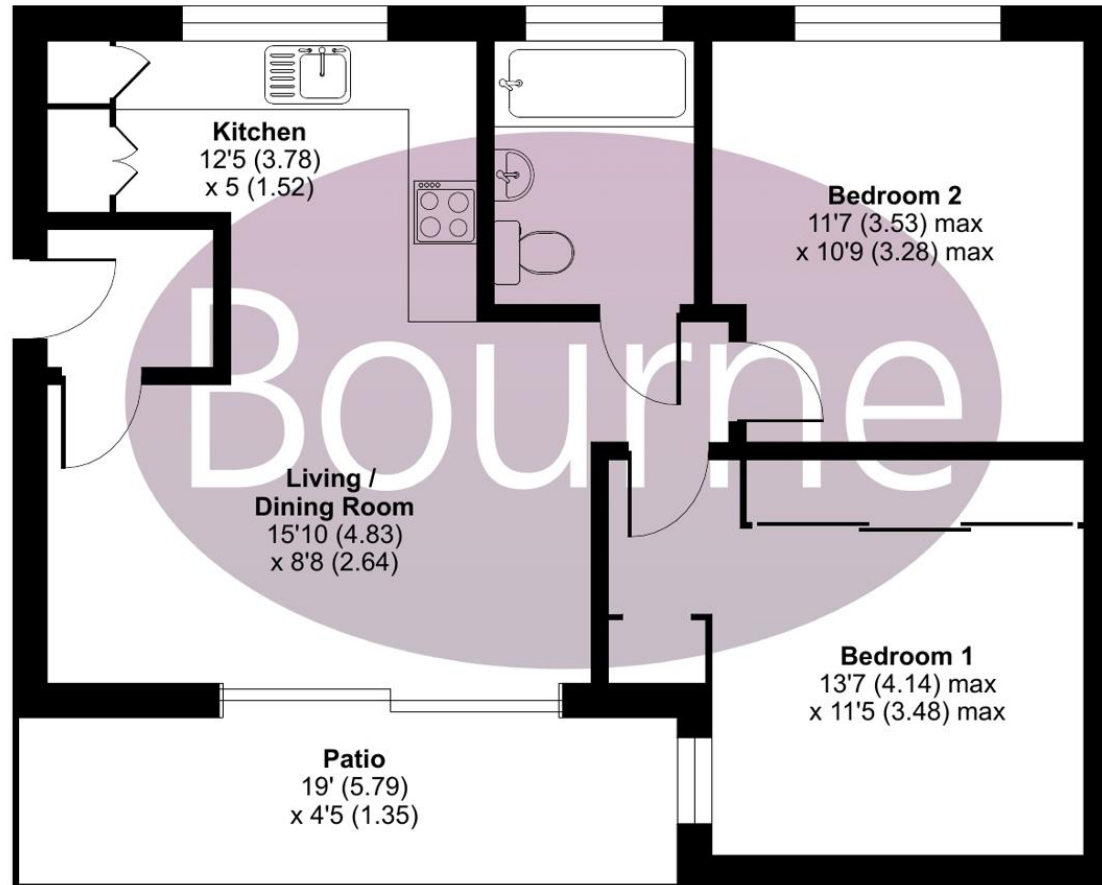


Floorplan

St. Johns Street, Godalming, GU7

Approximate Area = 617 sq ft / 57.3 sq m

For identification only - Not to scale



GROUND FLOOR

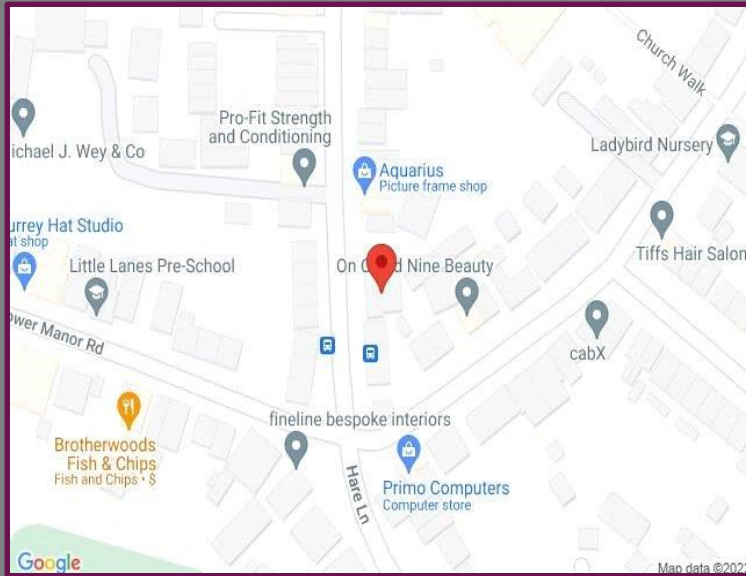


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1043866

Location

Farncombe, a satellite of Godalming, is approximately one and a half miles away and offers its own shopping parade, including a butcher, chemist, and newsagents. Additionally, Farncombe has its own mainline station, just a short 3-minute walk from the property, with approximately 45-minute travel time to Waterloo.

Guildford is located three miles to the north, and the A3 at Compton provides easy access to London and the south coast, with links to Gatwick and Heathrow airports via the M25 at Cobham. The area offers a variety of well-regarded schools, including primary, junior, and Broadwater Comprehensive. Holloway Hill in Godalming is home to a sixth form college, and there are several independent schools available in the district.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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