



Flat 11, Magna Riverside, Flambard Way, Godalming,  
Surrey, GU7 1HH

Asking Price £250,000



# Flat 11, Magna Riverside, Flambard Way, Godalming, Surrey, GU7 1HH

A superb one-bedroom apartment located in a prime position overlooking the River Wey and just a moments' walk from the Godalming High Street.

Entering the property, you are greeted by a spacious open plan Lounge Diner fitted with a smart white modern kitchen which is comprised of various wall hung and base level storage units, these are perfectly finished with dark granite countertops. Additionally, the kitchen offers a number of fitted appliances such as a built-in fridge & freezer, wine cooler, electric hob & a dishwasher.

The main living space is open plan and has a fantastic view over the River Wey with a Juliette balcony overlooking the river.

The bedroom is located off of the living room and is a well sized double bedroom and further benefits from a fitted wardrobe and en-suite bathroom which is comprised of a three-piece suite Sink with storage drawers, Bath with overhead shower and a W/C.

Externally the property sits in a desirable position by the river and offers residents allocated parking as well as a visitor's bay.

Service Charge £1800 pa

Service Charge reviewed annually

Ground Rent £240 pa

Ground rent next review 01/01/2028 and every 10 years thereafter

Years remaining on lease 119

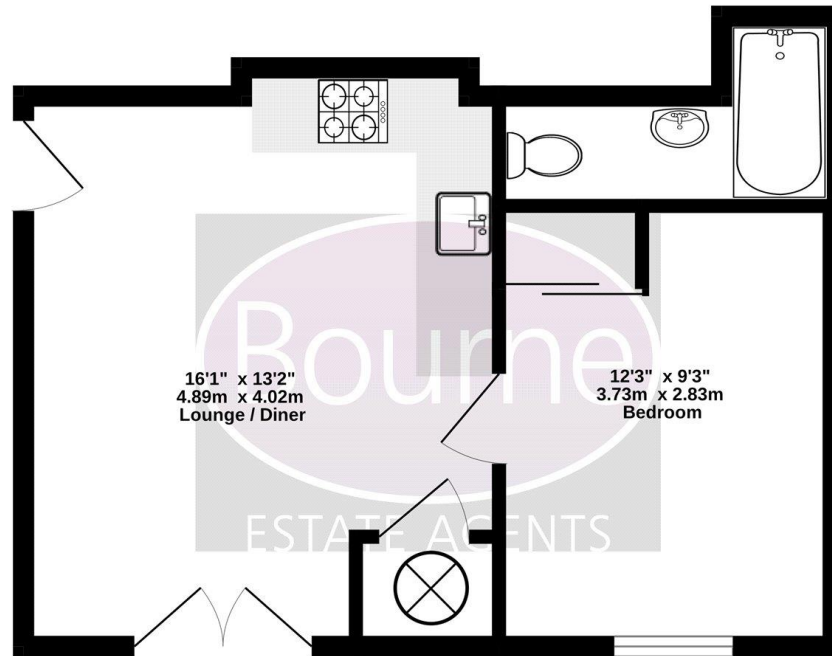
Council Tax Band B

- One Bedroom
- First Floor
- Riverside Setting
- En Suite Bathroom
- Chain Free
- Allocated Parking
- Close to Town Centre
- Ideal First Time Buy or BTL Investment.



# Floorplan

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



MAGNA RIVERSIDE

TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.

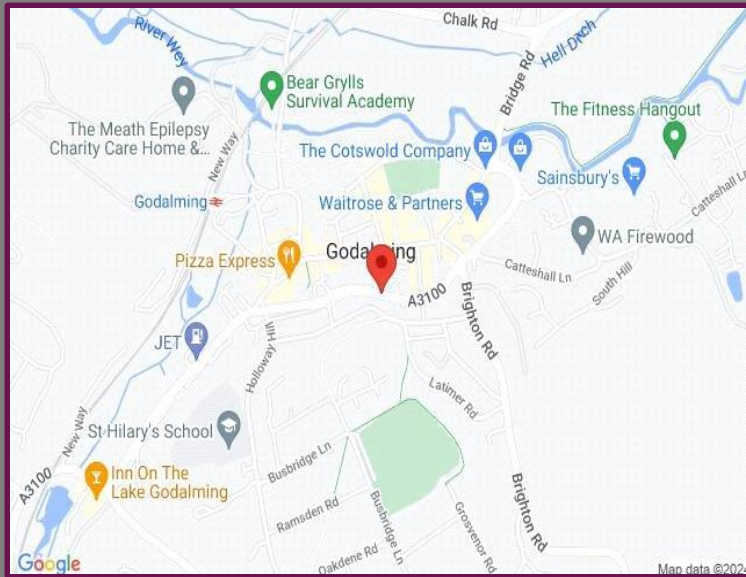
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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# Location

Godalming is an affluent, historic Surrey town nestled to the South West of Guildford within easy access of the A3 and on a direct line to London Waterloo. Situated in an enviable location and surrounded by a plethora of local restaurants, shops and outstanding schools.

Magna Riverside benefits from both a beautiful secluded riverside setting as well as proximity to the amenities of town living. A short drive from Godalming is Surrey's county town of Guildford offering a substantial shopping centre and leisure facilities. A number of smaller villages and towns are located in the immediate vicinity offering tranquil country pubs, Michelin Star restaurants, leisure facilities and picturesque country walks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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