



The Tannery, Station Approach
Godalming, Surrey, GU7



Beyond your expectations

A two bedroom contemporary apartment, moments from the station

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey

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www.hamptons.co.uk

Private parking | kitchen with breakfast bar/ island | shower room | master bedroom with ensuite | second double bedroom | open plan living | floor to ceiling windows

Guide Price £409,950 Leasehold

Description

A stylish and impeccably finished, first floor apartment in Godalming town centre. Contemporary and open plan living space is complemented by floor to ceiling windows creating light and bright accommodation.

Both bedrooms are comfortable doubles with the master including an en suite shower room by Porcelanosa.

Opposite the second bedroom in the hall way is another shower room, again with a Porcelanosa suite. Also in the hall is a plumbed utility cupboard with a washing machine.

The main living space is open plan to the kitchen and features Oak flooring, high ceilings, and the aforementioned floor-to-ceiling windows. Included in the kitchen are integrated double ovens, integrated microwave, induction hob, dishwasher, fridge freezer, and plenty of cupboards complimented with Corian work surfaces and a natural wood breakfast bar.

Location

In a historic and peaceful back water off Station Approach, with the River Ock and Godalming mainline station beyond; The Tannery is right in the heart of Godalming, with its High Street, specialist shops, and an abundance of restaurants and cafes as well as Waitrose and Sainsbury's supermarkets. The mainline station is literally across the road, (Waterloo reached in 46 minutes or less). Guildford is approximately 4 miles away. For those seeking the wonderful Godalming lifestyle, yet within an easy commute to London, this Manhattan style apartment is ideal.

Additional Information

6 Year Architects certificate

Lease: 125 Years from 25/12/2016

Service charge: £2,370.24 per annum

Ground Rent £300 per annum

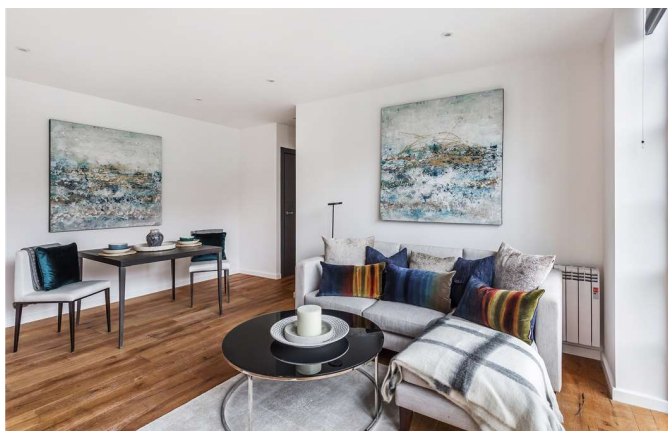
Electric Heating

Telecom Entry

Parking for two cars

Remote controlled privacy blinds

PEA:D



EPC Graph currently not available

The Tannery

Approximate Gross Internal Area
77.4 sq m / 833 sq ft

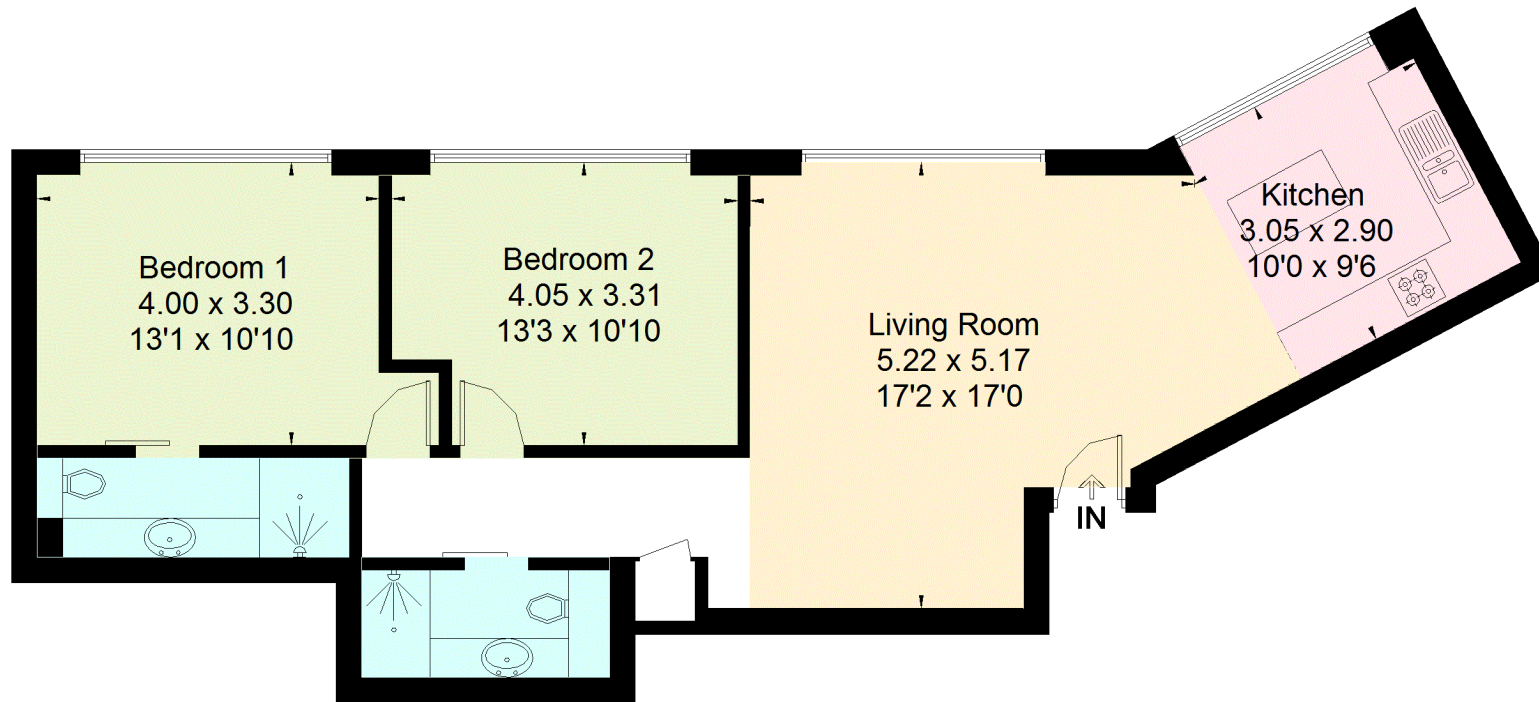


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

