

Bourne
ESTATE AGENTS

Godalming, Surrey

35% Share Price £101,500

Godalming, Surrey

A spacious and well-appointed ground floor one-bedroom apartment, located in a quiet residential block of nine purpose-built flats in the desirable town of Godalming, Surrey.

The property offers approximately 564 sq ft of internal space and features a thoughtfully designed layout ideal for modern living. Upon entering, you are welcomed by a central hallway that provides access to all rooms, ensuring a practical flow and separation between living and sleeping areas.

The heart of the home is a generous open-plan sitting, kitchen, and dining area, measuring 7.80m x 4.68m (25'7" x 15'4"). This versatile space is perfect for both relaxing and entertaining, with ample room for comfortable seating, a dining table, and a fully fitted kitchen. The kitchen is equipped with modern appliances and plenty of counter space, making it ideal for everyday cooking and hosting.

The double bedroom, measuring 3.74m x 3.27m (12'3" x 10'9"), offers a peaceful retreat with space for wardrobes and additional furnishings. The property also includes a modern bathroom and a separate toilet, enhancing convenience and functionality.

Private patio area, ideal for outdoor seating or container gardening

Allocated parking space

Council Tax Band: C
EPC Rating: B
Leasehold-986 years remaining

- Spacious One Bedroom
- Good Commuter Links
- Quiet Residential Block
- Allocated Parking Bay
- Private Patio Space
- Ground Floor Flat
- Double Glazing



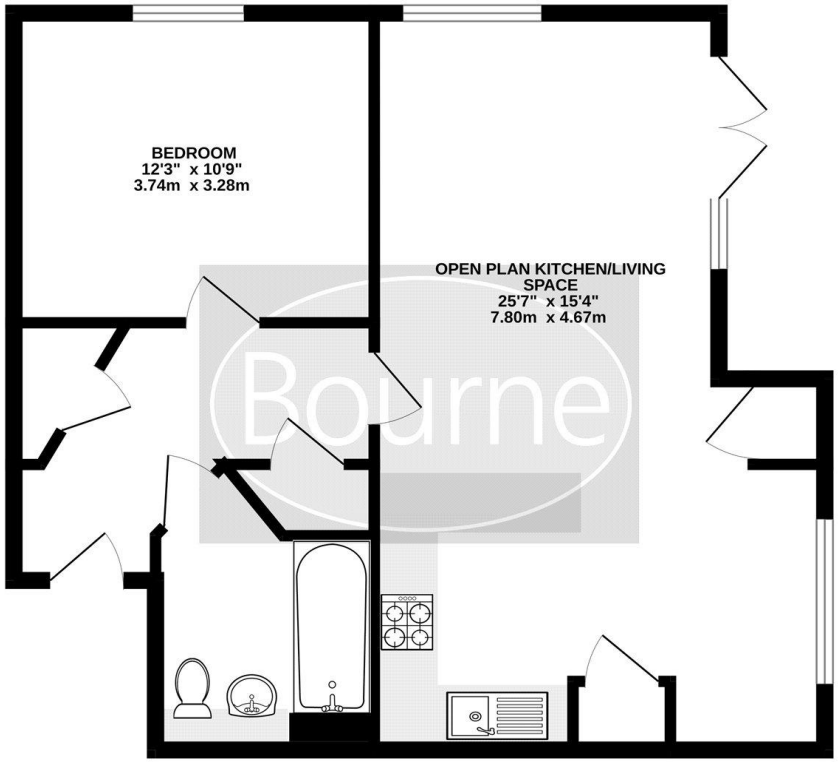






Floorplan

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



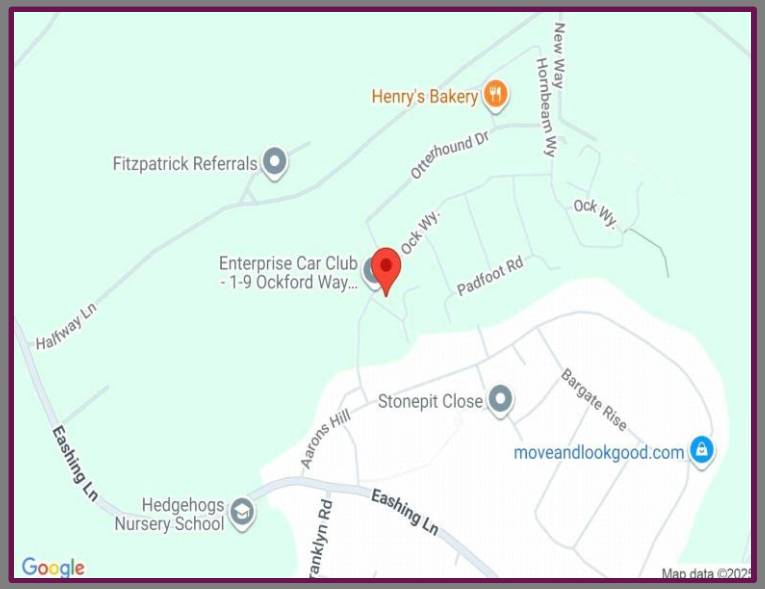
TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

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

Rosa Close forms part of the Ockford Park Development built by Cala Homes, a unique development built to a high standard situated on Godalmings leafy rural borders.

The historic town of Godalming has a variety of independent and High Street brand shops plus several cosy pubs to enjoy. There is a mainline station within a 15 minute walk of the property with direct links to London Waterloo and easy access to the Guildford and beyond via the A3, A31,M3 and M25.



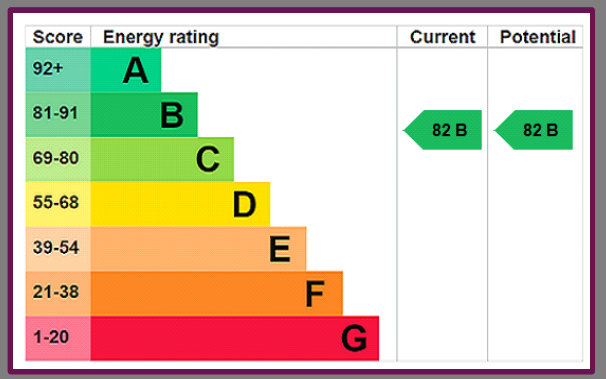












We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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A refreshing choice...

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