



18 Stuart Court – Town End Street – Godalming – Surrey – GU7 1BJ

A one-bedroom first floor apartment in a popular retirement development close to shops



18 Stuart Court

Entrance hall • Sitting room • Bedroom •
Kitchen • Bathroom

£95,000 leasehold

Stuart Court is situated off Town End Street which is just to the south of Flambard Way (the A3100) which runs the length of the southern boundary of the old town. It is just a short walk to the shops in the High Street.

A one-bedroom first floor apartment overlooking the gardens and in need of refurbishment.

The gardens are well maintained with attractive seating areas looking into the courtyard.

Visitors' parking.

Facilities include a resident manager, residents' lounge, intercom system, emergency alarm system and laundry.

Good road communications with easy access to the A3 and frequent trains from Godalming to London (Waterloo)

125 year lease (from 1985), £100 ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01483 422518 or
Fifty5plus on 01488 668655**



Sitting Room



Kitchen



Bathroom

The Property

No 18 is a one bedroom first floor apartment with approximate room dimensions as follows: Entrance hall with storage cupboard. Sitting room (15'1" x 10'9") Kitchen (8'4" x 5'11") Bedroom (11'1" excluding double wardrobe x 8'9") Bathroom (5'7" x 6'7") Double glazing and electric storage heating.

Stuart Court is conveniently situated off the Brighton Road within walking distance of shops and the local train station.

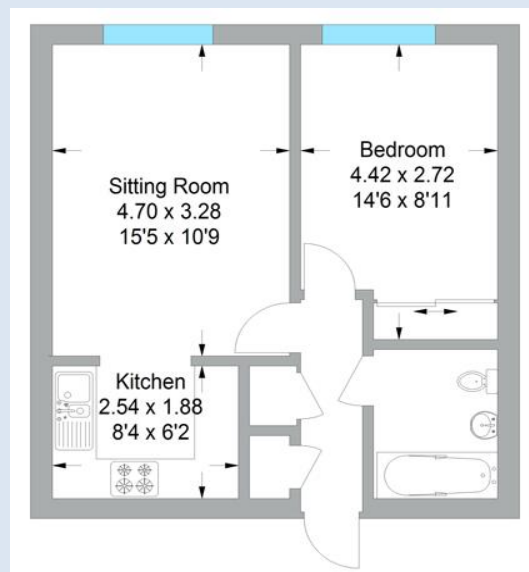
Directions to Stuart Court

From the A3 about two miles southwest of Guildford exit onto the B3100. Cross over the railway line and at the T junction turn right onto the A3100 (Guildford Road).

Continue along the A3100 into Godalming, over the River Wey and at the roundabout bear left into Wharf Street passing Catteshall Lane on your left. At the traffic lights take the next turning left into the Brighton Road (B3120) and take the first turning right into Croft Lane and then left into Town End Street. The entrance to Stuart Court will be seen in short distance on the left.



Bedroom



Approximate gross internals:

Total: 42 m² / 452 ft²

Energy performance rating: 72

Condition Code: C

Service charge: £2,146.58 p.a.

Council tax banding: C

Stuart Court

Stuart Court was built in 1985 and is an attractive development consisting of 43 flats fronting Town End Street. There is a resident scheme manager and emergency alarm system, attractive lounge, and laundry. The gardens are well maintained with attractive seating areas looking into the central courtyard with visitors' parking.

Location

Godalming is an historic market town founded by Godhelm at the turn of the sixth century with many attractive old buildings including several inns one of which, The King's Arms, has entertained three sovereigns from Europe. The famous pepper pot in the High Street was the Town Hall in the 19th century during which Godalming was an important staging post on the way to Portsmouth.

The tightly packed high street is full of interest with speciality shops and facilities for everyday living. Nearby are many interesting places to visit including Winkworth Arboretum and Loseley House. The River Wey passes through the town and there are many attractive walks along the towpath maintained by the National Trust.

Winkworth Arboretum is about three miles to the southeast and Charterhouse School lies to the northwest of the town. Guildford, the County town of Surrey, is situated north of Godalming and has lively shopping areas, fine restaurants and a renowned theatre.

Further afield

Godalming is about five miles south of Guildford. Haslemere is about eight miles and Elstead four miles. The M25 at Junction 10 is about 14 miles. Fast trains to London (Waterloo) from Godalming take about 45 minutes. Trains from Godalming to Milford take about three minutes.



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