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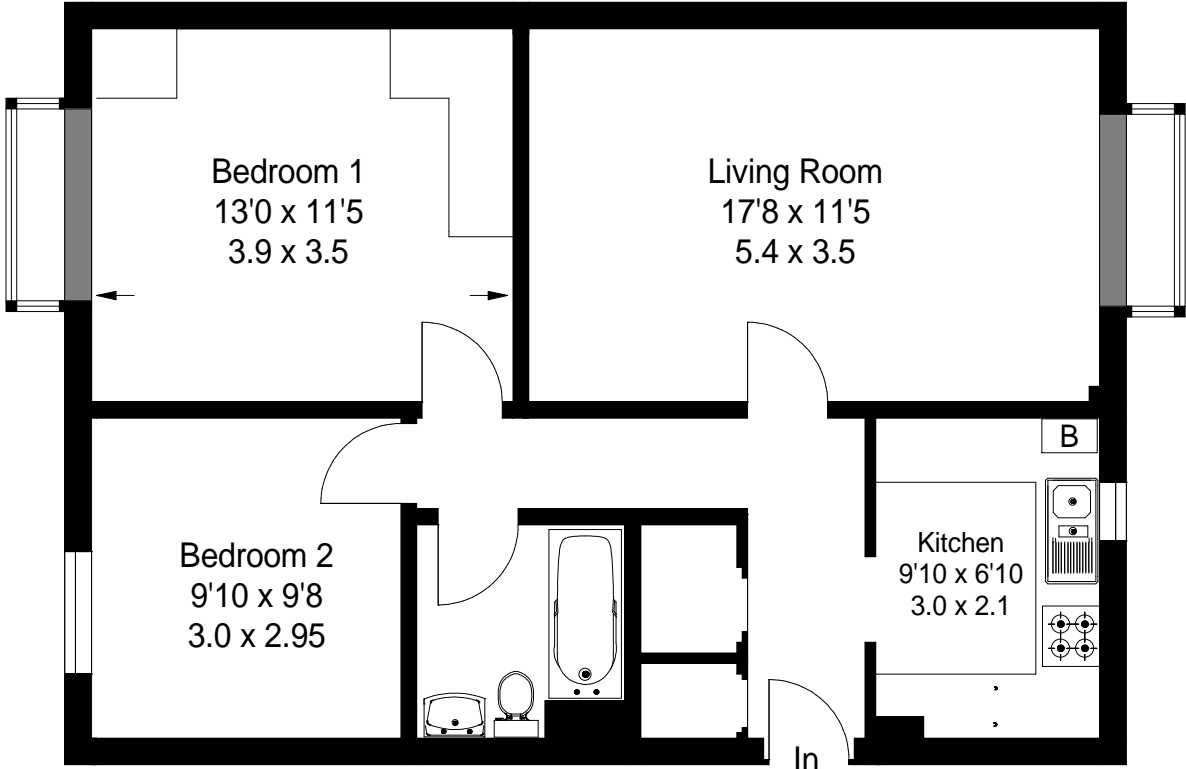
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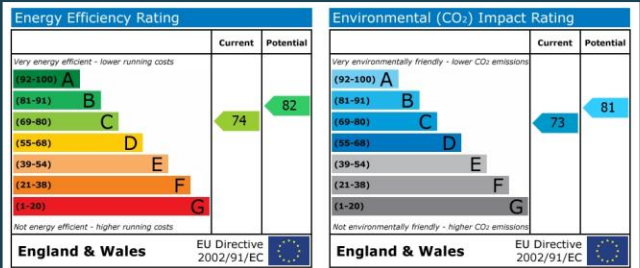


17 Holm Court, Godalming



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.

APPROX. GROSS
INTERNAL FLOOR AREA
670 SQFT / 62 SQM



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



17 Holm Court
Twycross Road Godalming Surrey GU7 2QT

Price: £289,950 Leasehold with a Share of Freehold



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DESCRIPTION: 17 Holm Court is a spacious two bedroom second floor purpose built apartment forming part of Holm Court, a popular low level development set in the Frith Hill/Charterhouse area of Godalming. The property was built in the 1980s and provides bright and well planned accommodation that includes an impressive 17ft living/dining room that enjoys far reaching views towards Charterhouse and over Godalming. The kitchen and bathroom have both been refitted and there are two good size bedrooms, the main bedroom having a range of fitted wardrobes. The property also benefits from gas fired central heating and double glazing. Outside, there are attractive communal gardens and a private undercover parking space. The property is likely to appeal to purchasers seeking a purpose built flat conveniently located within easy reach of the town centre, main line station and the A3.

AT A GLANCE

- Far Reaching Views
- Security Entry Phone System
- 17ft Living/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Undercover Parking
- 999 year Lease from 1/3/2010 & Share of Freehold

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.6m
	DISTANCE TO A3 AND M25	
	A3	2.0m
	DISTANCE TO CENTRE	
	Farncombe	0.6m
	DISTANCE TO DOC'S & DENTIST	
	Binscombe Medical Centre	0.8m
	COUNCIL TAX	
	Band	D



DIRECTIONS: From our office in the High Street proceed down Bridge Street, across the mini roundabout into Bridge Road. Continue to the end of Bridge Road and at the roundabout turn left into Chalk Road. Continue along Chalk Road, passing under the railway bridge and continuing on into Charterhouse Road. Continue along Charterhouse Road and passing under the next bridge take the first turning on your right hand side into Twycross Road. Holm Court will then be found after a short distance on your right hand side and Number 17 will be found in the second block.

