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 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



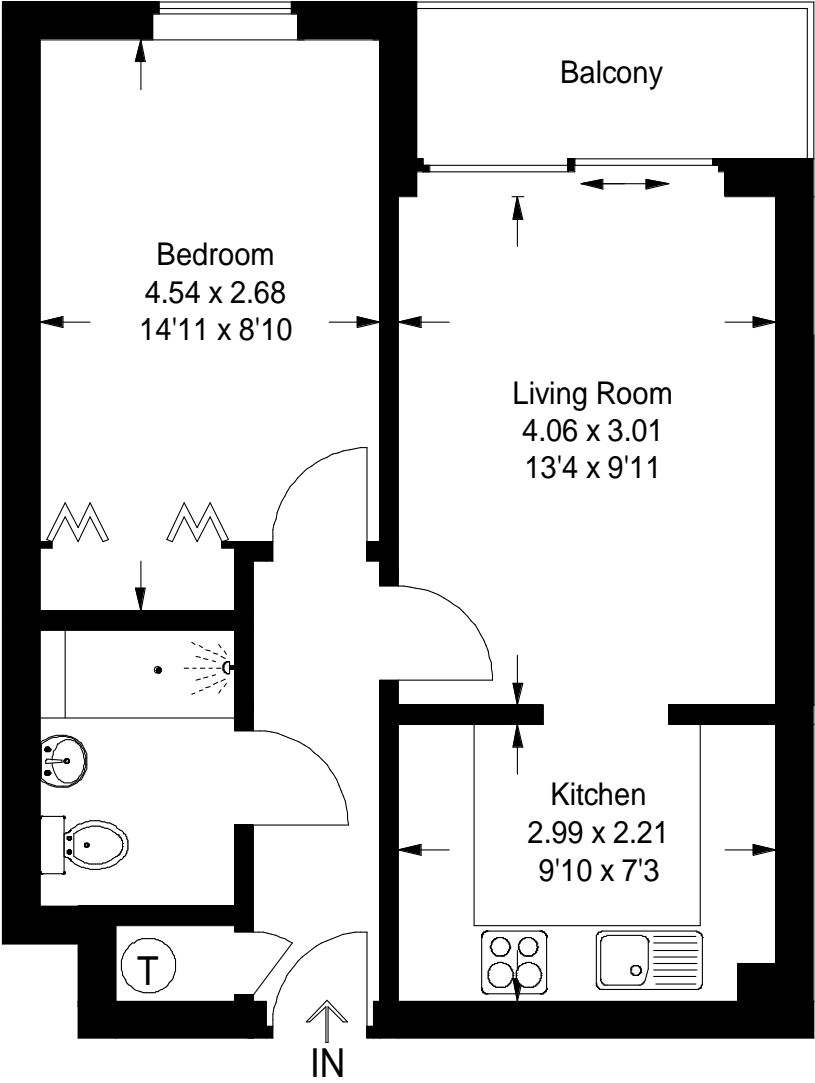
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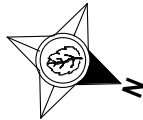
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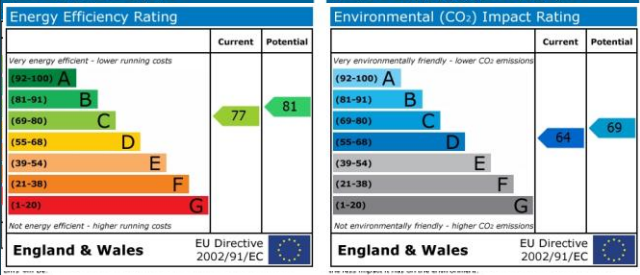
# Meadow Court, Godalming



APPROX. GROSS  
INTERNAL FLOOR AREA  
441 SQFT / 41 SQM



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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.



16 Meadow Court Meadow  
Godalming Surrey GU7 3HG

Price: £149,950 Leasehold





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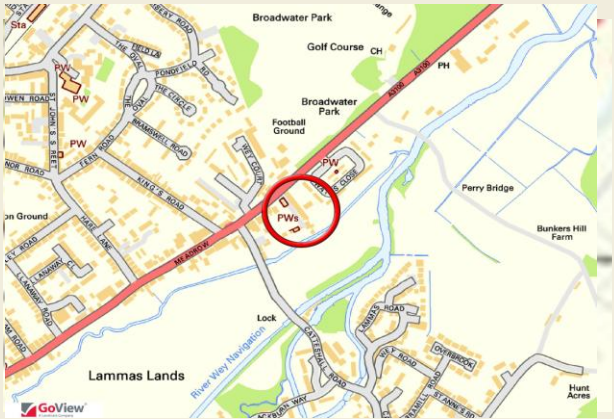
**DESCRIPTION:** Number 16 Meadow Court is a delightful one bedroom first floor apartment forming part of this attractive low level retirement development designed for the over 60s and occupying a level position close to public transport and within easy reach of Godalming town and Farncombe village centres. The property is approached by a carpeted communal entrance hall with a security entry phone system, stairs and lift service and provides bright and well planned accommodation that has recently been re carpeted. This comprises a good sized entrance hall, a sitting room with double glazed sliding door leading to a balcony, a fitted kitchen, double bedroom and a spacious shower room with walk in shower. The property also benefits from electric heating and double glazing. In addition the development has the benefit of a resident estate manager together with a residents' lounge and enclosed communal garden both of which enjoy a pleasant aspect over the Lammas Lands. There is also a residents/visitors parking area. The property is likely to appeal to purchasers seeking a well planned retirement home and early inspection is highly recommended

AT A GLANCE

- Entrance Hall With Security Door System & Lift
- Sitting Room with access to Private Balcony
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Economy 7 Night Storage Heating
- Pull Cord Alarm System
- Resident's Lounge & Communal Gardens
- Resident Estate Manager
- Resident's Parking

KEY FACTS

	<b>DISTANCE TO STATION</b>	
	Farncombe	0.6m
	<b>DISTANCE TO A3 AND M25</b>	
	A3	2.9m
	<b>DISTANCE TO CENTRE</b>	
	Farncombe	0.5m
	<b>DISTANCE TO DOC'S &amp; DENTIST</b>	
	The Mill Medical Practice	0.3m
	<b>COUNCIL TAX</b>	
	Band	D



**DIRECTIONS:** Proceed out of Godalming in a northerly direction along the A3100 Meadow. Meadow Court will then be seen on the right hand side after approximately one mile, just past the turning right into Catteshall Lane.

