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Surrey, GU7 1EB  
e-mail office@emery-orchard.co.uk

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



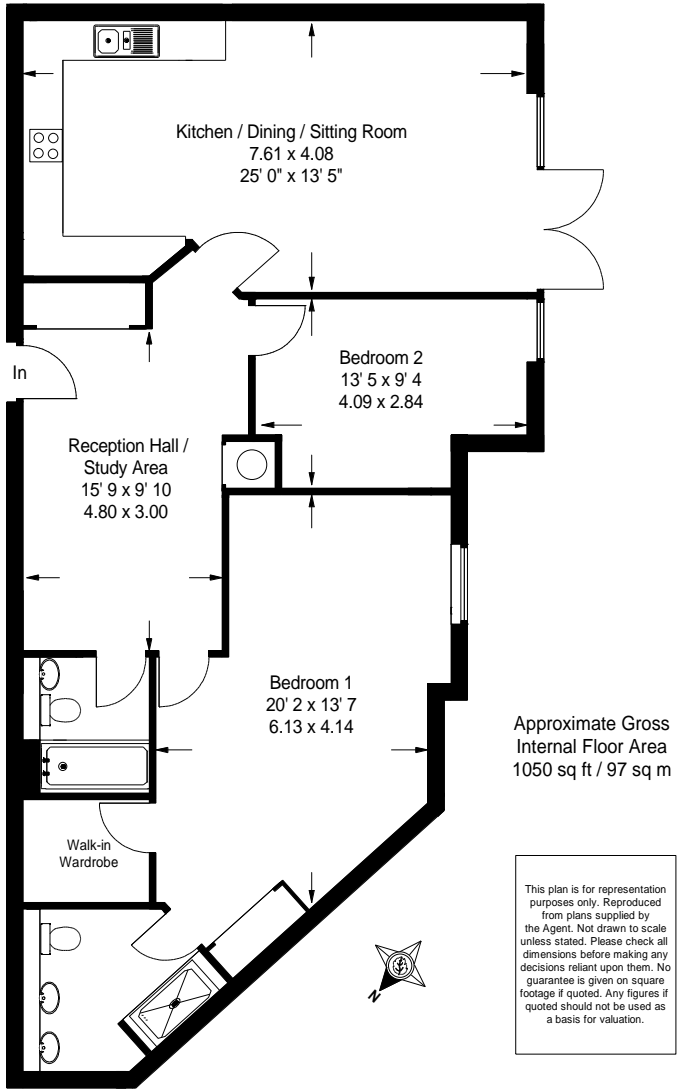
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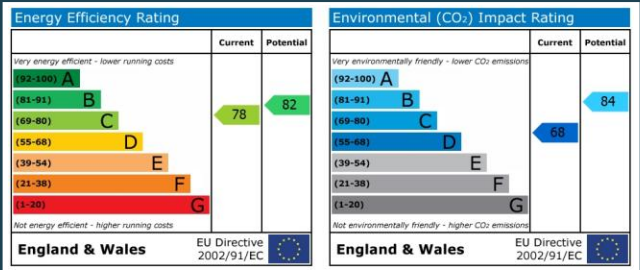


The Atrium, Godalming



Approximate Gross Internal Floor Area  
1050 sq ft / 97 sq m

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



9 The Atrium  
Woolsack Way Godalming Surrey GU7 1EN

Price: £399,950 Leasehold





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**DESCRIPTION:** 9 The Atrium is a well appointed two bedroom apartment occupying an enviable position within the development located on the ground floor with all the principle rooms enjoying a most attractive outlook over the communal gardens. The apartment provides stylish and well planned accommodation and forms part of this exclusive gated development that was built to a high standard and specification. The property provides accommodation that is accessed via an impressive communal reception Atrium with security entry phone system and lift service. Internally the accommodation includes a good sized reception hall, living room with glazed door leading out onto a private patio and the communal gardens, an open plan kitchen with a range of integrated appliances, a large master bedroom with walk in wardrobe and en suite shower room, further bedroom and bathroom. The property also benefits from under floor central heating and sealed unit double glazing. There are also attractive communal gardens and the apartment also benefits from its own private under ground parking space. The property is likely to appeal to purchasers seeking a secure yet convenient apartment located within a short walk of the town centre.

AT A GLANCE

- Reception Hall
- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- Under floor Heating
- Double Glazed Windows
- Communal Gardens
- Underground Parking Space
- Short Walk of the High Street

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.7m
	Guildford	4.5m
	DISTANCE TO A3 AND M25	
	A3	2.6m
	M25	16m
	DISTANCE TO CENTRE	
	Godalming	0.2m
	Guildford	4.1m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	0.7m
	The Mews Dental Practice	0.7m
	COUNCIL TAX	
	Band	D



DIRECTIONS:

From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the first set of traffic lights and turn left into Woolsack Way. The Atrium will then be found on your right hand side just by the next mini roundabout.

