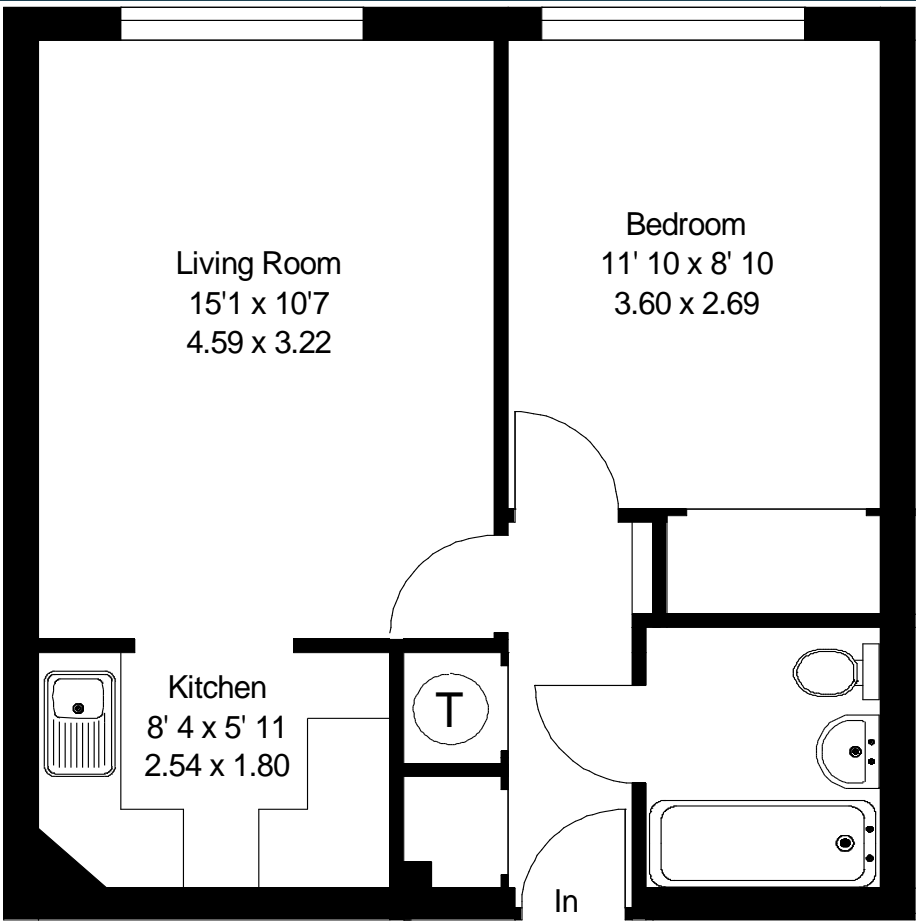


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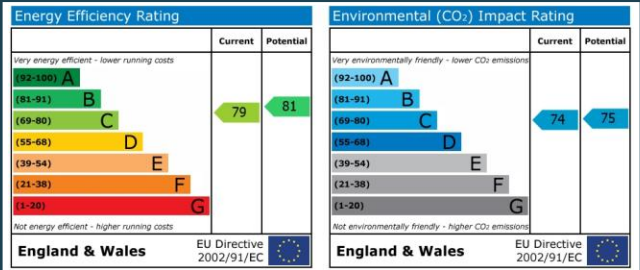
20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



8 Stuart Court
Godalming

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01483 755510
Disclaimer:
This plan has been prepared for
Emery & Orchard in accordance
with the Property Misdescriptions Act.
It is intended as a layout guide only.
Not drawn to scale, unless stated.
Measured & drawn to the nearest
10cm / 3 inches.
Whilst every care is taken in the
preparation of this plan, please
check all dimensions & shapes
before making any decisions
reliant upon them.



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.

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8 Stuart Court Town End Street
Godalming Surrey GU7 1BJ

Price: Guide Price £129,500 Leasehold



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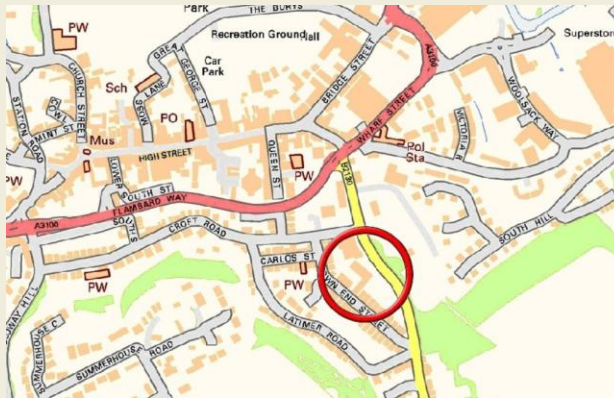
DESCRIPTION: A delightful one bedroom retirement flat forming part of this attractive low-level development ideally situated being within easy reach of Godalming town centre with all its excellent amenities and transport links. The development is set in attractive communal gardens and Number eight is well positioned located on the ground floor and facing in towards the courtyard. The property provides bright and well planned accommodation that includes an entrance hall with security entry phone system, living room, refitted kitchen, double bedroom with built-in wardrobes and a refitted bathroom. The property also benefits from double glazing and night storage heaters. The property also enjoys the benefit of a residents lounge, communal laundry, the facility of a guest bedroom and there is also an on-site Estate Manager. The property is likely to appeal to a purchaser seeking a well-planned retirement home in a convenient location and early inspection is recommended.

AT A GLANCE

- Security Entry Phone System
- Living Room
- Refitted Kitchen
- Double Bedroom with Built-In Wardrobe
- Refitted Bathroom
- Double Glazing & Night Storage Heating
- Residents Parking Area
- Onsite Estate Manager
- Residents Lounge & Laundry
- Guest Bedroom Facility

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.6m
	DISTANCE TO A3 AND M25	
	A3	3.4m
	DISTANCE TO CENTRE	
	Godalming	0.2m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	1.1m
	COUNCIL TAX	
	Band	C



DIRECTIONS: Proceed out of Godalming on the Brighton Road (B2130) and take the first turning right into Croft Road. Town End Street will be found as the first turning on your left hand side and Stuart Court will then be found after a short distance on the left hand side.

