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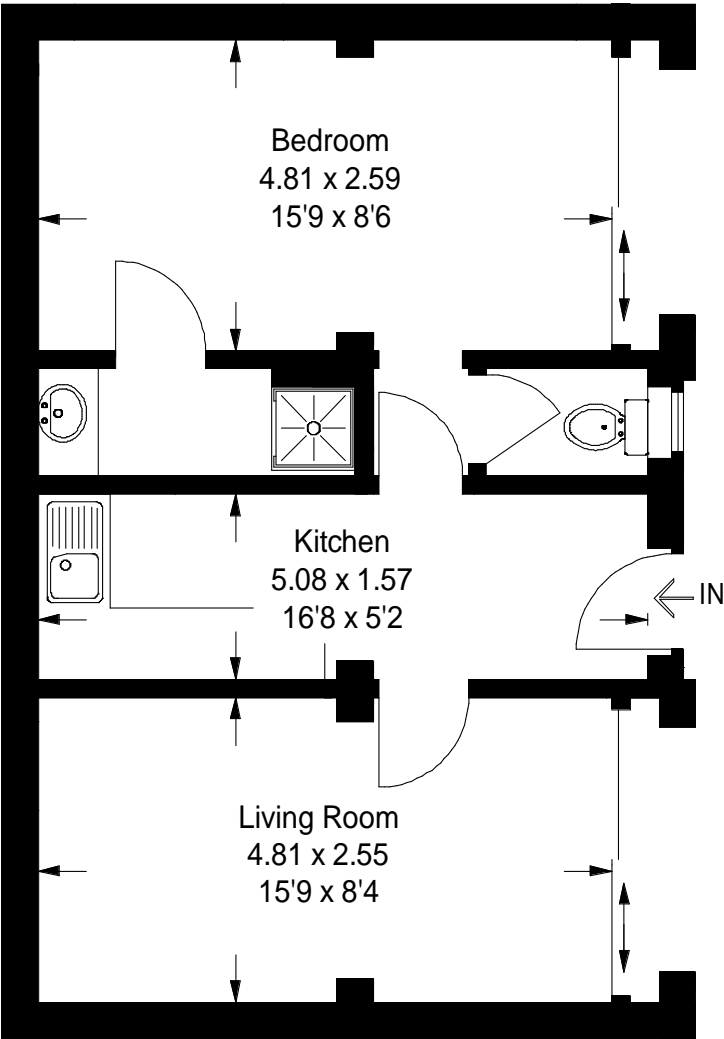
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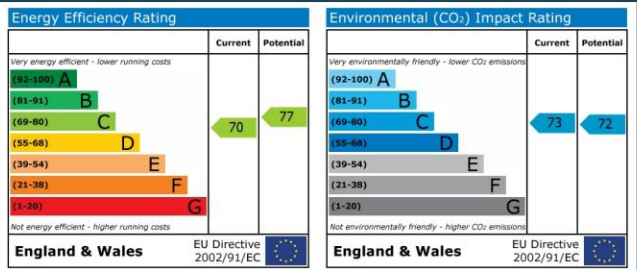


# Pound Lane, Godalming

Approximate Gross Internal Area  
41.7 sq m / 449 sq ft



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.



## The Studio 2 Pound Lane Godalming Surrey GU7 1BX

Price: £159,500 Leasehold & Share of Freehold (999 year lease)

No Onward Chain





The Studio 2 Pound Lane  
Godalming Surrey GU7 1BX

Price: £159,500 Leasehold & Share of Freehold (999 year lease) – No Onward Chain

**DESCRIPTION:** The Studio Flat is a one bedroom ground floor flat being one of three properties forming part of a 1970s built town property constructed having brick and part timbered elevations under a pitched tiled roof. The flat has its own private front door and offers accommodation that includes a living room, kitchen, separate toilet and large double bedroom. The property also benefits from double glazing and is likely to appeal to first time or investment purchasers seeking a town centre property that is only a few minutes walk off the High Street with its excellent amenities including shops, pubs and restaurants.

AT A GLANCE

- Entrance Hall
- Living Room
- Kitchen with Breakfast Area
- Double Bedroom
- Shower Room
- Cloakroom
- Short Walk from High Street
- Easy Access to Main Line Station
- Walking Distance to River Wey Towpaths

KEY FACTS



DISTANCE TO STATION

Godalming 3m  
Guildford 4.7m



DISTANCE TO A3 AND M25

A3 2.5m  
M25 16.2m



DISTANCE TO CENTRE

Godalming High Street 160ft  
Guildford 5m



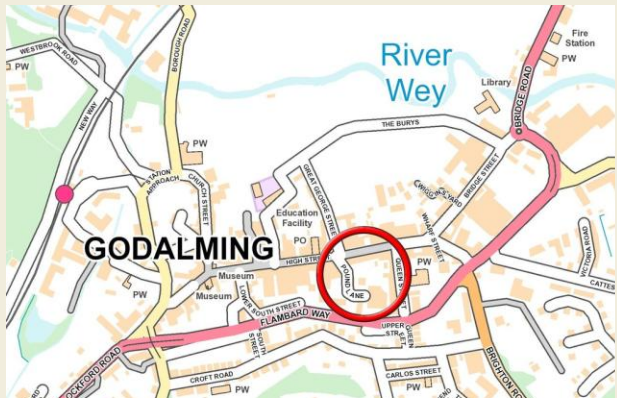
DISTANCE TO DOC'S & DENTIST

Mill Medical Practice 1.1m  
Mews Dental Clinic 2m



COUNCIL TAX

Band TBC



**DIRECTIONS:** From our office in Godalming, proceed in a southerly direction up the High Street, taking the second turning left into Pound Lane. Bear right passing Record Corner on your left hand side and then turn left walking a little way along the pavement where you will see the archway that gives access to The Studio.

