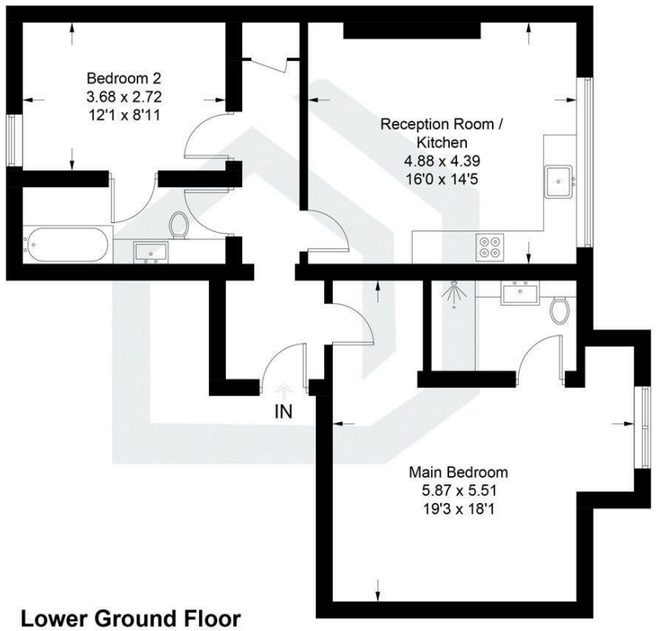
Floor plans

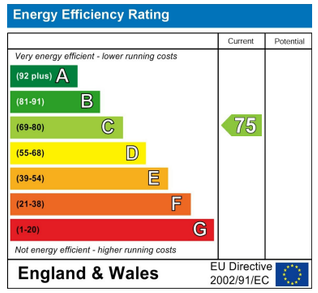
Filmer Grove, Godalming, GU7 3AB

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242709)



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Flat 2 Branksome

Filmer Grove, Godalming, Surrey, GU7 3AB

£385,000

Key features

- Open plan living/kitchen
- Allocated parking
- Communal grounds
- Two Bathrooms
- EPC rating C

Description

Converted from a Victorian School, this two bedroom LOWER GROUND apartment has been renovated to a high specification benefitting from a wealth of character and situated in a gated private development. EPC rating C. A VIEWING IS HIGHLY RECOMMENDED.

Kitchen/Living Room 16'0 x 14'5

LIVING AREA: Laminate wood flooring, double glazed windows overlooking the front, double radiator.
KITCHEN:A brand new fitted kitchen comprising a range of eye and base level cupboards and drawers, granite work surfaces, inset butler sink with mixer tap, Bosch oven and hob with extractor over, integrated fridge/freezer, Bosch integrated dishwasher, Worcester boiler.

Main Bedroom 19'3 x 18'1

Double glazed window overlooking the front, double radiator.

En-Suite Shower room

Comprising large walk-in double shower, sink with mixer tap set in vanity cupboard, low level w.c., chrome heated towel rail, wall mounted mirror, part tiled walls, tiled floor.

Bedroom 2 12'1 x 8'11

Double glazed sash window overlooking the rear, double radiator.

Bathroom

Fiited with a white suite comprising panel enclosed bath with mixer tap, shower and screen, large sink set in vanity cupboard with mixer tap, low level w.c., chrome heated towel rail, wall mounted mirror, cupboard with space and plumbing for washing machine.

Outside

Allocated parking
Communal grounds

Lease details

Tenure: Leasehold
Length of Lease: 248 years remaining
Maintenance Service charge (includes Building Insurance): £3540.60 per annum
Ground rent: N/A











