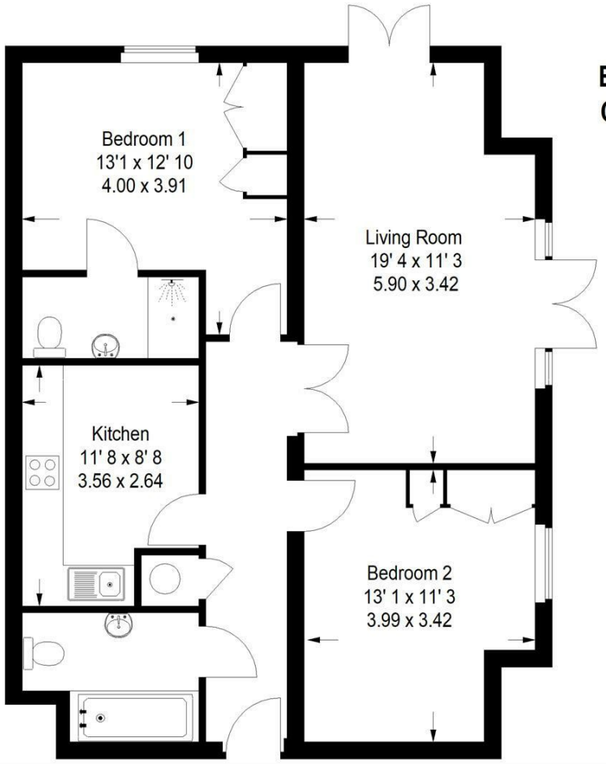
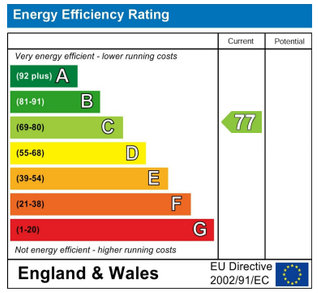
Floor plans



Baden Powell Court,
Charterhouse Road,
Godalming

APPROX. GROSS
INTERNAL FLOOR AREA
785 SQFT / 72.9 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.



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Baden Powell Court

Charterhouse Road, Godalming, GU7 2AW

£355,000

Key features

- Private Entrance
- Two bedrooms (one with en-suite shower room)
- Paved terrace
- EPC rating C
- Large Living/Dining room
- Fully Fitted Kitchen

Description

Situated within walking distance of the town centre, this two double bedroom ground floor apartment benefits from a private entrance, private garden and is offered for sale with VACANT POSSESSION. EPC rating C.

Living Room 19' 4 x 11' 3

A double aspect room with two sets of double glazed casement doors opening to wrap around private terrace, wood flooring with underfloor heating, TV point.

Kitchen 11' 8 x 8' 8

Fitted with a range of eye and base level cupboards and drawers with rolled top work surfaces, stainless steel sink unit with mixer tap and drainer, integrated Siemens oven, electric hob with extractor above, space and plumbing for washing machine and dishwasher, integrated fridge freezer, part tiled walls, tiled floor with underfloor heating.

Bedroom 1 13' 1 x 12' 10

Double glazed overlooking rear, double wardrobe, single cupboard, underfloor heating, BT point.

Ensuite

Fitted with a white suite comprising shower cubicle, pedestal wash hand basin with mixer tap, low level w.c., chrome heated towel rail, shaver point, part tiled walls, tiled floor with underfloor heating.

Bedroom 2 13' 1 x 11' 3

Double glazed window overlooking front, double wardrobe, cupboard, underfloor heating.

Bathroom

Fitted with a white suite comprising panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level w.c., chrome heated towel rail, part tiled walls, tiled floor with underfloor heating.

Outside

A fully enclosed paved terrace with surrounding brick wall and fencing, flower and shrub beds.

LEASE DETAILS:

Tenure: Leasehold
Length of Lease: 119+ years remaining
Service Charge: £1650 per annum
Ground Rent: £290 per annum











