



First Floor Apartment
Cherry Tree Lane, Godalming



Located in Binscombe, near the historic town of Godalming, EweMove proudly presents this one-bedroom apartment on the first floor. With no onward chain, this property is perfect for first-time buyers or as an investment opportunity. While it may require some modernisation, it's been recently decorated in neutral tones, offering a blank canvas for those eager to personalise their new home.

The apartment is accessed via a private stairwell leading to its landing. It boasts a spacious double bedroom and a comfortable lounge, with the kitchen conveniently located off the lounge.

Positioned a short walk from Farncombe village centre, it provides easy access to essential services and the mainline station – a mere 35-minute commute to London Waterloo. For those who enjoy the outdoors, the nearby Loseley Park offers a perfect setting for dog walks or a bike ride. The A3 nearby gives access to London and the South Coast, also Heathrow and Gatwick airports via the M25,



Lounge 13'8" x 12'6" (4.17m x 3.81m)



Kitchen 10'0" x 6'11" (3.06m x 2.21m)



Bedroom 13'8" x 10'0" (4.17m x 3.04m)



Bathroom 6'11" x 5'8" (2.21m x 1.73m)

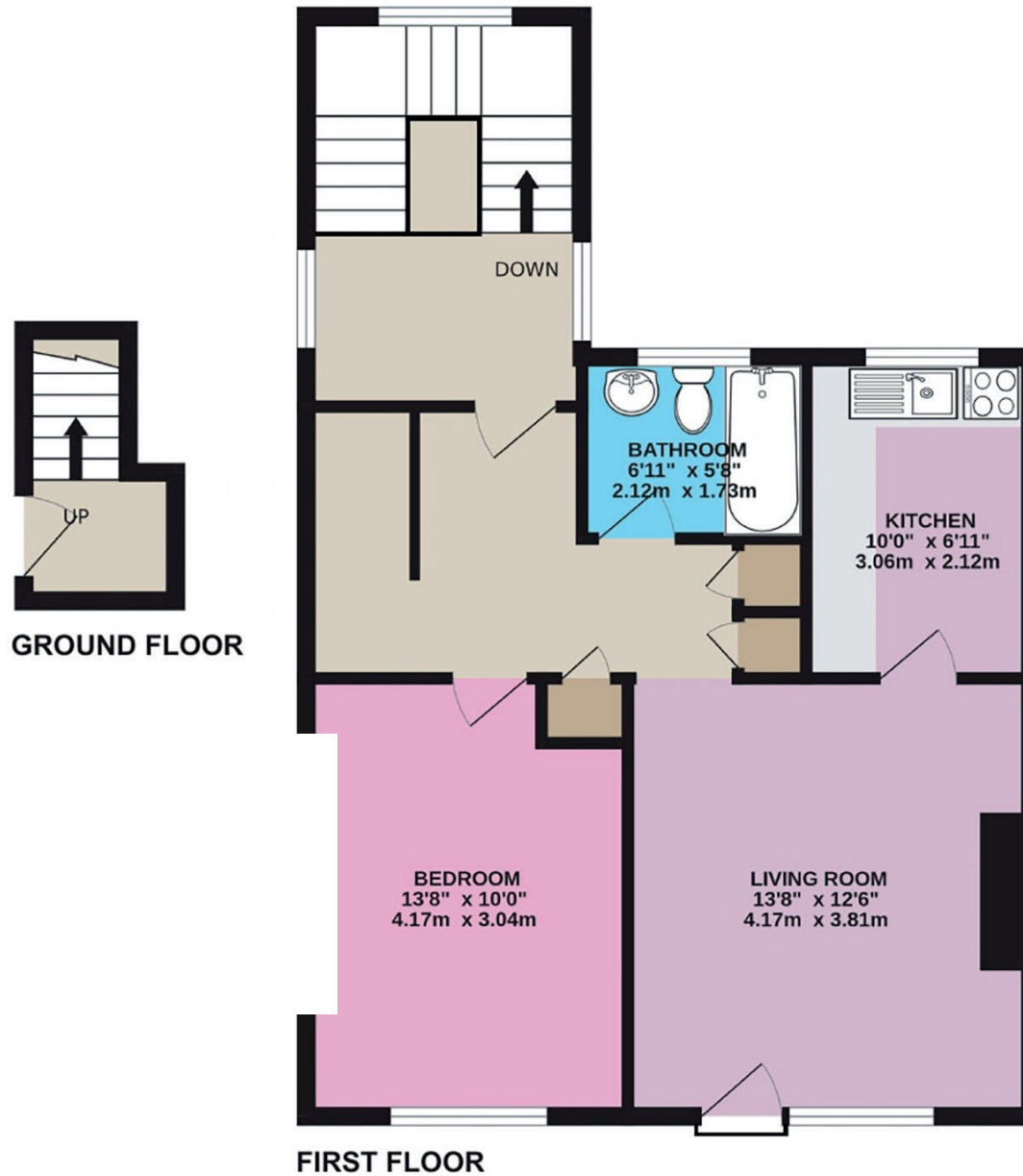
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Key Features

- Chain Free
- First Floor Apartment
- Gas Central Heating
- Private Entrance
- Long Lease
- 10 Minute walk to Farncombe Station
- Great Transport Links
- Call Now 24/7 or Book instantly online to View

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- EPC Rating: C
- Council Tax Band B
- Leasehold - 101 Years remaining



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Please note: 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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