HERON HOUSE

GODALMING

SURREY GU7 1FR

HERON HOUSE

HOMES DESIGNED TO COMPLEMENT MODERN LIFE

Nestled in a quiet corner of Godalming, just a stone's throw from the River Wey in the midst of the Surrey Hills, Heron House is a superbly finished collection of 45 one, two and three bedroom apartments. Close to the town centre and railway station, with allocated parking for all apartments, it's the perfect base from which to explore this quaint market town – not to mention central London and the surrounding area, thanks to its superb connectivity.

Heron House, Weyside Park, Catteshall Lane, Godalming GU7 1FR

"SITUATED IN THE ROLLING SURREY HILLS, GODALMING COMBINES THE BEST OF MODERN LIFE WITH SOME OF THE UK'S MOST BEAUTIFUL COUNTRYSIDE."

"ONCE VOTED THE 4TH BEST PLACE TO LIVE IN THE UK, GODALMING HAS A HUGE AMOUNT TO OFFER ITS RESIDENTS."+

INVESTMENT OVERVIEW

STEEPED IN HISTORY, BUT NOT STUCK IN THE PAST

A historic market town, located approximately four miles southwest of Guildford, Godalming was the first place in the world to have a public electricity supply and electric street lighting. Today, while it retains much of its heritage, it balances its past with a thoroughly contemporary outlook.

The Borough of Waverly in which Godalming resides is Surrey's business hotspot, boasting 45 business parks and industrial estates which generate £4.9 billion each year. It's also been hailed as offering 'the highest quality of life in Great Britain'< and being number one in the 'UK prosperity index'.>

KEY FACTS

1. £4.9bn economy*
2. Highest density of businesses in all of Surrey*
3. £55m investment by Surrey County Council in its highway infrastructure*
4. 70.52% ABC1 population#
5. Superb educational provision including the renowned Charterhouse
6. Popular commuter town with superb rail & road connectivity
7. Heathrow (35 mins) & Gatwick Airports (40 mins) readily accessible^

+Borough of Waverley, 2007 Location, Location, Location survey
*Borough of Waverley, source: businesswaverley.co.uk
#source: ilivehere.co.uk
^Fastest times shown, sources: google.com/maps
<Borough of Waverley, Quality of Life Survey 2013 by The Halifax
>Borough of Waverley, UK Prosperity Index 2016 by Legatum Institute

HERON HOUSE

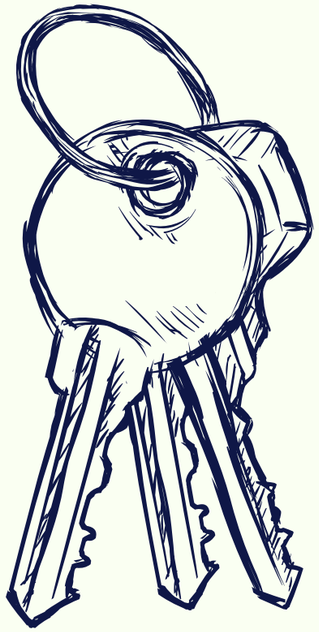
1 beds from: £220,000 inc. parking & outside space
2 beds from: £349,950 inc. parking & outside space

All figures taken from Rightmove.com Feb 2022.

COMPARABLES

A PRIME INVESTMENT

Thanks to its superb connectivity and the quality of life it affords, Godalming's popularity has grown with young professionals and families alike. Heron House's location and finish meet the needs of these groups, while still offering value for money in the local market.



"QUALITY AND VALUE AREN'T MUTUALLY EXCLUSIVE."

HERON HOUSE GODALMING

AMENITIES

WELCOME TO THE NEIGHBOURHOOD

While visually a true slice of old England, Godalming balances its history with all you need for modern life. A busy market town to this day, Heron House is just a 15-minute walk from the town centre's shops, cafes and restaurants.

The idyllic River Wey, which once transported goods to and from London is also just moments away. As is the greenery of the picturesque Surrey Hills. All you need to live well is right on your doorstep.

"THE NARROW LANES, COBBLED STREETS AND LISTED ARCHITECTURE, WILL TRANSPORT YOU TO A BYGONE ERA WHEN THIS QUAINT MARKET TOWN FIRST FLOURISHED."

AMENITIES

HERE LIFE IS VERY MUCH FOR LIVING

SHOPPING

While Godalming town centre caters to all your day to day needs, the diversity of its stores may surprise you. As well as high street favourites such as Waterstones, FatFace and JoJo Maman Bébé, there are an array of independent boutiques offering everything from fashion and antiques to homewares and art supplies. Plus if you're in need of more extensive retail therapy, Guildford is only a short drive and central London's boutiques are as little as 39 minutes away.*

FOOD & DRINK

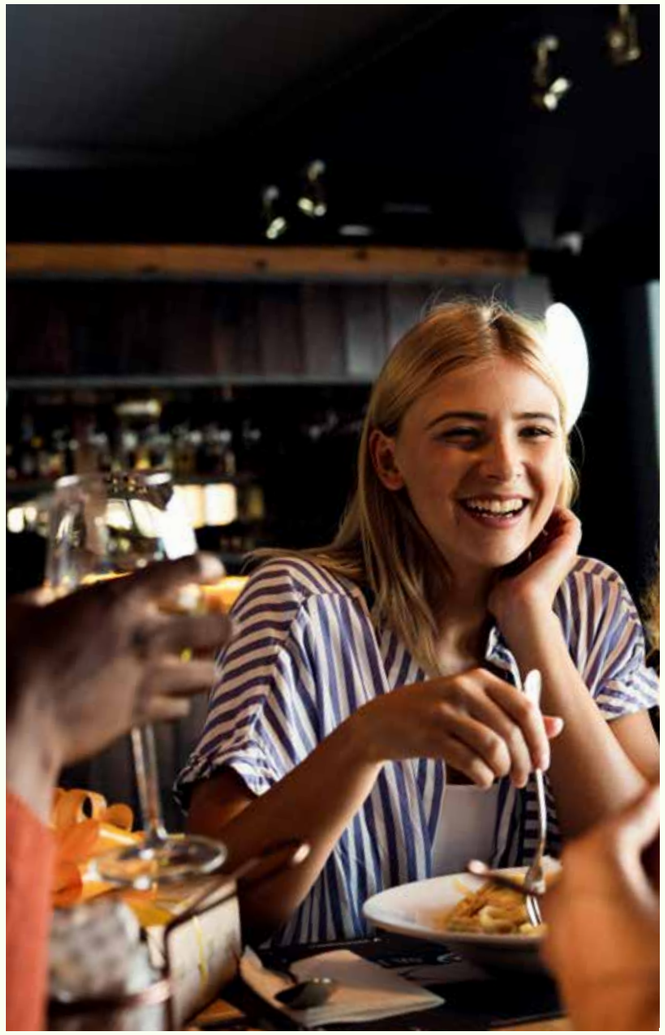
Similar to its retail provision, Godalming's culinary offering is a mix of independents and chains. Add to these its coffee shops and cafes, and numerous nearby country pubs and whatever your tastes, rest assured you'll be well catered to. What's more, attracting visitors from across the county, Godalming's annual Christmas Festival and Summer Food Festival are key dates for any food lovers' diary.

GREENERY

Located in the midst of the Surrey Hills, nature is something Godalming has in abundance. Whether you're a keen cyclist eager to pit your stamina against Box Hill or just fancy a bumble in the woods, there are countless ways and places to escape the pressures of everyday life. The tranquil River Wey is a particular highlight. Perfect for a peaceful stroll, a leisurely picnic or polishing up your sailing skills, even better it's right on your doorstep.

*Godalming to Waterloo, fastest time shown, source: trainline.com

"MIXING CHARACTERFUL INDEPENDENTS WITH WELL-KNOWN BRANDS, GODALMING OFFERS EVERYTHING YOU COULD ASK FOR."



*Source: google.com/maps

LOCAL CONNECTIVITY

THE PERFECT STARTING POINT FOR ANY JOURNEY

While located in the beautiful Surrey countryside, Godalming's idyllic surroundings are at odds with how superbly connected it is. For commuters and lovers of the arts, Waterloo and London's cultural heart, the South Bank, are as little as 39 minutes away by train.*

While for motorists the A3 and M25 are readily accessible, putting Heathrow and Gatwick airports, and countless destinations at home and abroad, within easy reach. The retail and leisure offerings of the nearby towns of Guildford and Woking are also both easy to reach by road or rail.

"JUST 40 MINUTES FROM HEATHROW AND GATWICK, YOU'RE AT THE CENTRE OF THE WORLD."^

BY RAIL

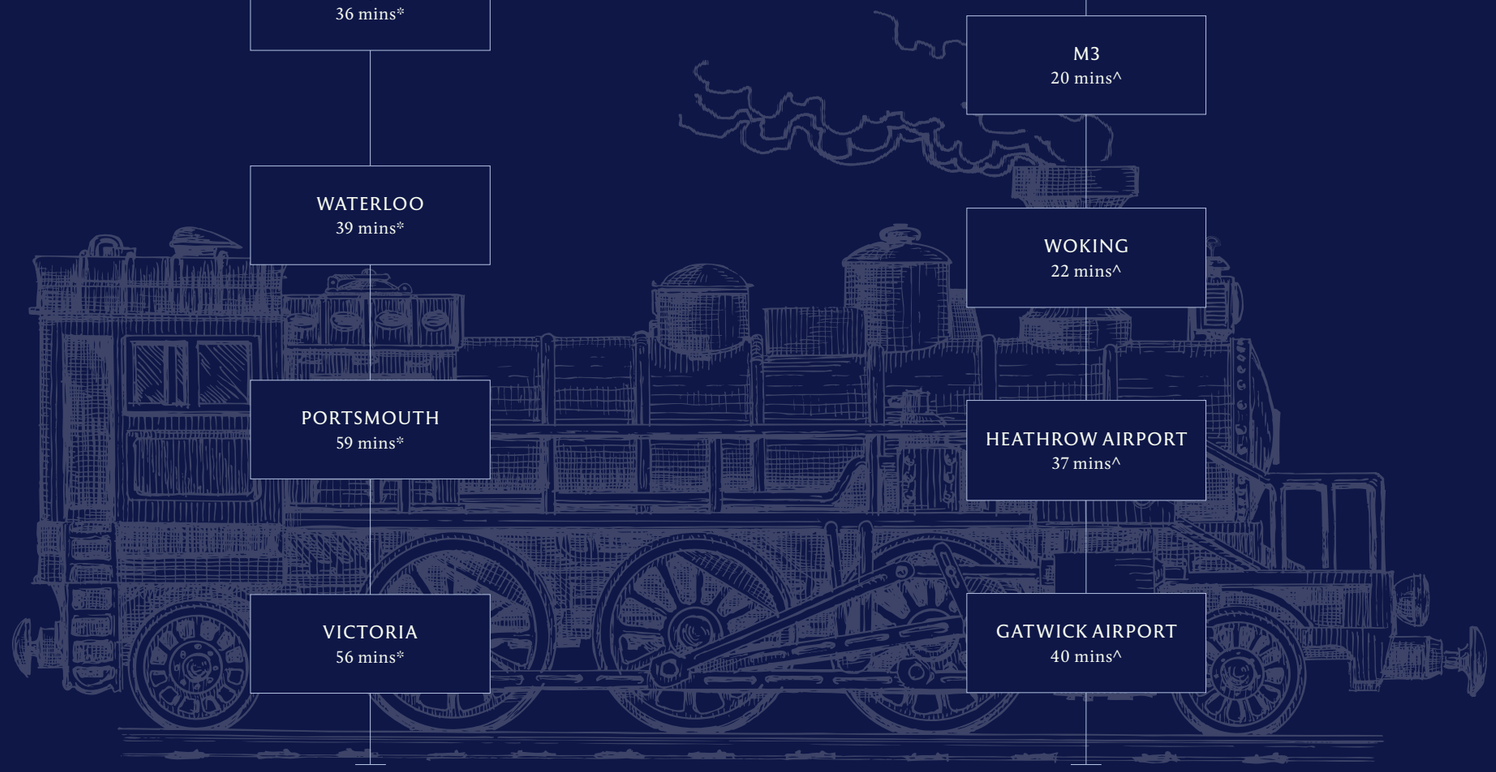
FROM FARNCOMBE STATION

1 mile / 18 mins walk / 5 mins cycle / 4 miles^

- GUILDFORD 5 mins*
- WOKING 13 mins*
- CLAPHAM JUNCTION 36 mins*
- WATERLOO 39 mins*
- PORTSMOUTH 59 mins*
- VICTORIA 56 mins*

BY ROAD

- A3 7 mins^
- GUILDFORD 10 mins^
- M25 18 mins^
- M3 20 mins^
- WOKING 22 mins^
- HEATHROW AIRPORT 37 mins^
- GATWICK AIRPORT 40 mins^



Source: *southwesternrailway.com and ^google.com/maps

ACADEMIA

FROM FIRST STEPS TO FIRST CLASS HONOURS, EVERY STAGE OF EDUCATION IS WELL COVERED

Given its popularity with families of all ages, it's no surprise that Godalming's education provision is as impressive as the rest of its amenities. From primary through to secondary, there are numerous options available across both the state and independent sectors - the most famous of which being Charterhouse.

NURSERIES

Wharf Nursery School
State-funded nursery for 2-5 year olds
Ofsted rating, Good | 0.5 miles^

Rocking Horse Nursery
Private nursery for 3 month-5 year olds
Ofsted rating, Good | 0.6 miles^

The Goslings Nursery School
Private nursery for 2½-5 year olds
Ofsted rating, Good | 0.8 miles^

Bell House Nursery
Private nursery for 3 month-5 year olds
Ofsted rating, Outstanding | 1.0 mile^

PRIMARY SCHOOLS

Godalming Junior School
Co-educational school for 7-11 year olds
Ofsted rating, Good | 0.9 miles^

Moss Lane School
Co-educational school for 5-7 year olds
Ofsted rating, Good | 1.0 mile^

St Hilary's Preparatory School
Independent day school
for boys aged 2-9 and girls aged 2-11
1.3 miles^

SECONDARY SCHOOLS

Broadwater School
Co-educational school for 11-16 year olds
Ofsted rating, Good | 1.6 miles^

Godalming College
Co-educational sixth form for 16-19 year olds
Ofsted rating, Outstanding | 1.6 miles^

Charterhouse School
Independent co-educational boarding school
for 13-18 year olds
2.2 miles^

Prior's Field School
Independent boarding day school
for girls aged 11-18
2.2 miles^

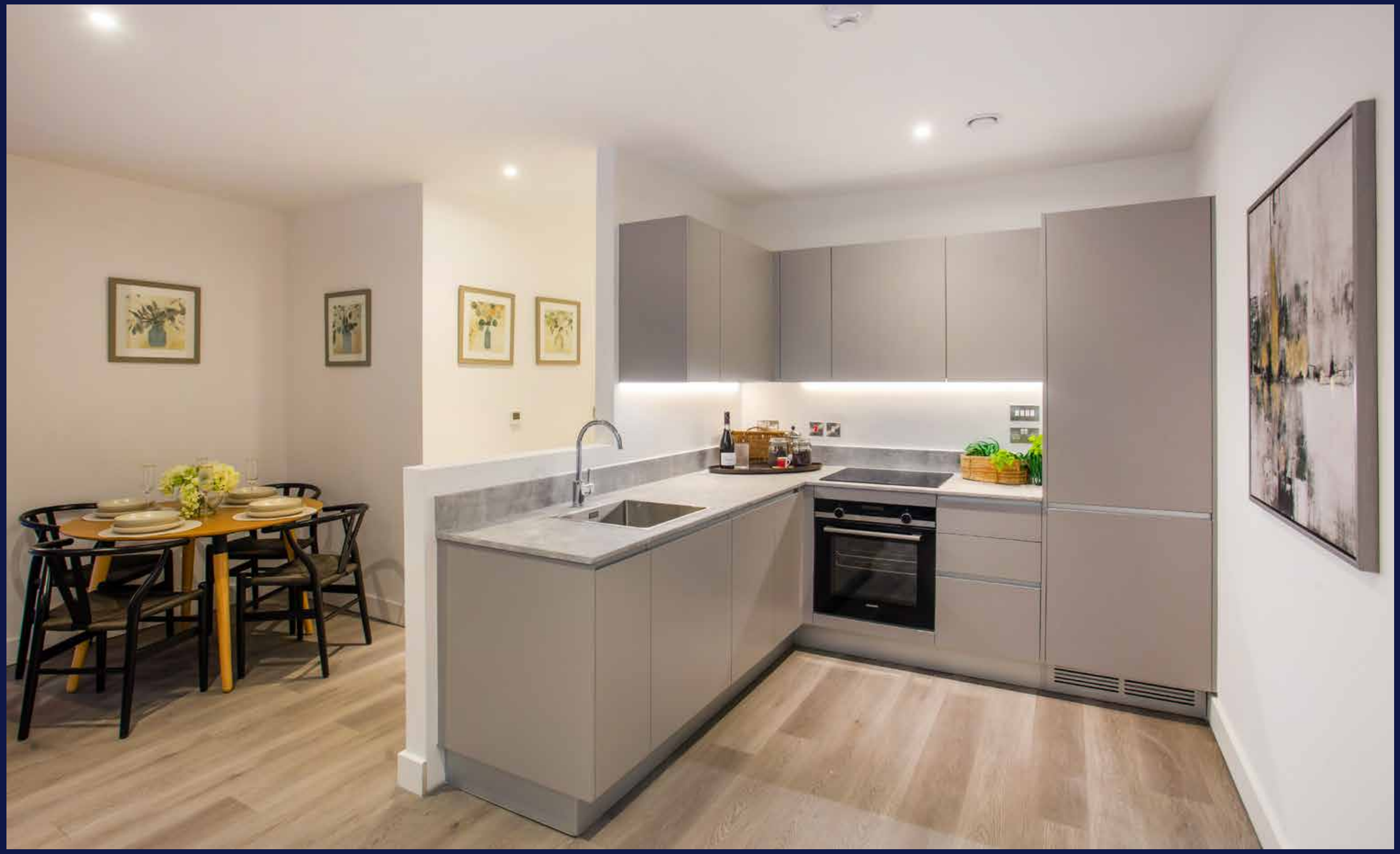
UNIVERSITIES

University of Law
One of the longest-established providers of English legal education, the University of Law has trained the most practising lawyers in the UK | 3.2 miles^

University of Surrey
Popular with both UK and international students, the university's goal is to be a global leader in interdisciplinary research and innovation | 4.9 miles^

"FOUNDED IN 1611, THE WORLD-RENOWNED CHARTERHOUSE IS ONE OF THE ORIGINAL SEVEN ENGLISH PUBLIC SCHOOLS."

^Source: google.com/maps



SPECIFICATIONS

SUPERBLY DESIGNED, IMMACULATELY FINISHED

GENERAL

- Intercom to all apartments
- Communal area flooring by L'Antic Colonial, part of Porcelanosa Group
- Secure bicycle storage
- All apartments come with allocated parking
- 8 person lift – servicing all floors of the building

KITCHENS

- Contemporary kitchens by Porcelanosa
- Caple stainless steel inset single bowl sink
- Caple chrome monobloc single lever mixer tape
- Siemens electric single oven
- Siemens 4 zone electric hob
- Siemens extractor fan
- Integrated full height fridge freezer
- Integrated dishwasher
- Handle-less kitchens with soft close doors and drawers
- Concealed LED lighting to underside of wall units

BATHROOM & EN-SUITES

- Full height Porcelanosa tiling surrounding baths and showers
- Porcelanosa tiles to floors
- Wall hung Porelanosa WC with concealed flushing cistern
- Porcelanosa chrome taps
- Chrome towel rail
- Thermostatically controlled shower
- Shaver point
- Recessed low voltage LED lights

INTERIOR & FINISHES

- Internal white doors with stainless steel ironmongery
- Soft white Dulux painted walls
- Skirting and architraves in white painted finish
- UPVC double glazed windows

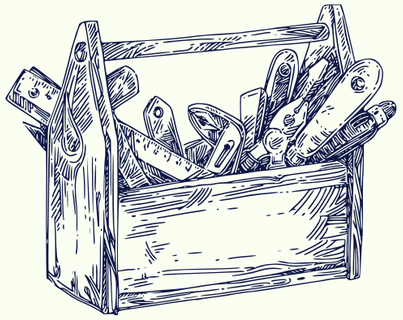
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

ELECTRICAL & HEATING

- Communal TV aerial to access Freeview
- Communal Sky Satellite dish, pre-wired and ready for Sky Q
- Mains operated smoke and heat detectors
- Electric underfloor heating to all apartments
- Washing machine supplied and fitted to hallway cupboard within each apartment

WARRANTY

- 10 Year Build Warranty with Buildzone
- Lease length – 999 years

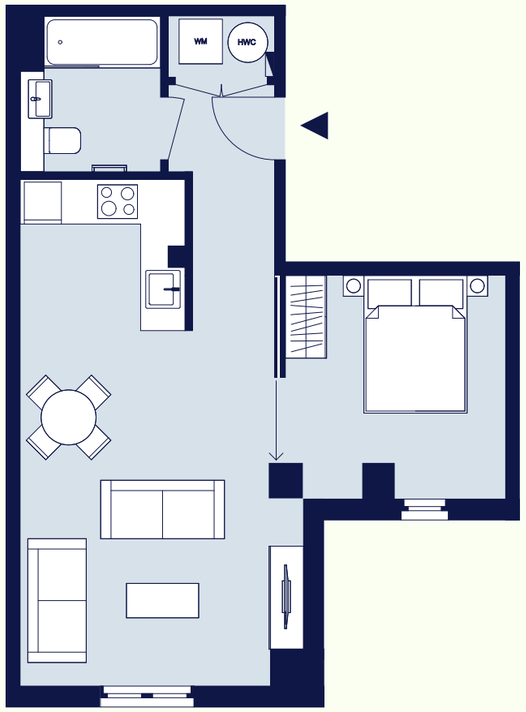


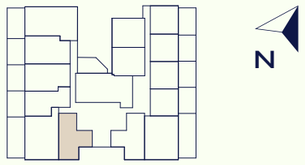
"WITH KITCHENS AND BATHROOMS FROM PORCELANOSA AND A SELECTION OF FIXTURES BY SIEMENS, HERON HOUSE OFFERS A QUALITY OF LIVING THAT'S SECOND-TO-NONE."

GROUND FLOOR

APARTMENT 1

Unit	Floor	Amenity	Type	m²	ft²
0.01	Ground	-	1 Bed	48	516



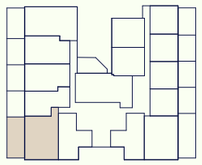


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

GROUND FLOOR

APARTMENT 2

Unit	Floor	Amenity	Type	m²	ft²
0.02	Ground	Garden	2 Bed	66	710



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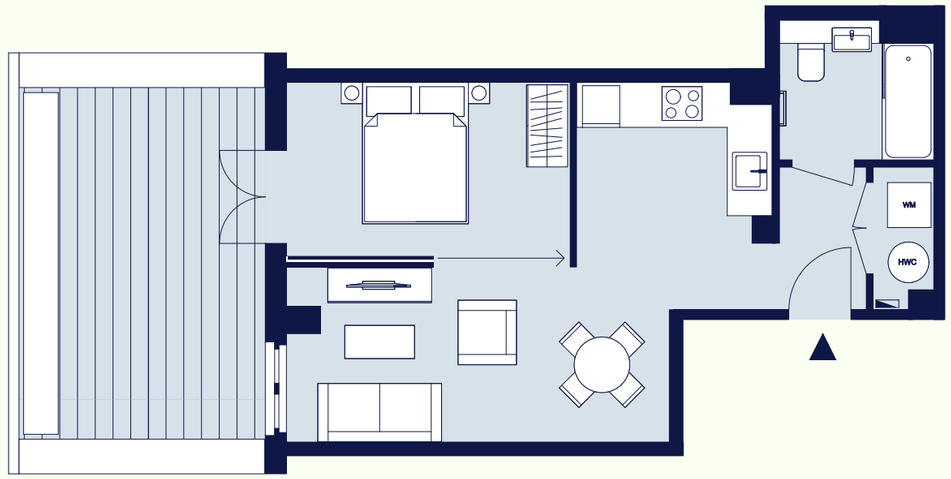
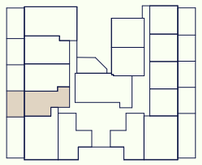
GROUND FLOOR

APARTMENT 3

Unit	Floor	Amenity	Type	m²	ft²
0.03	Ground	Garden	1 Bed	44	473





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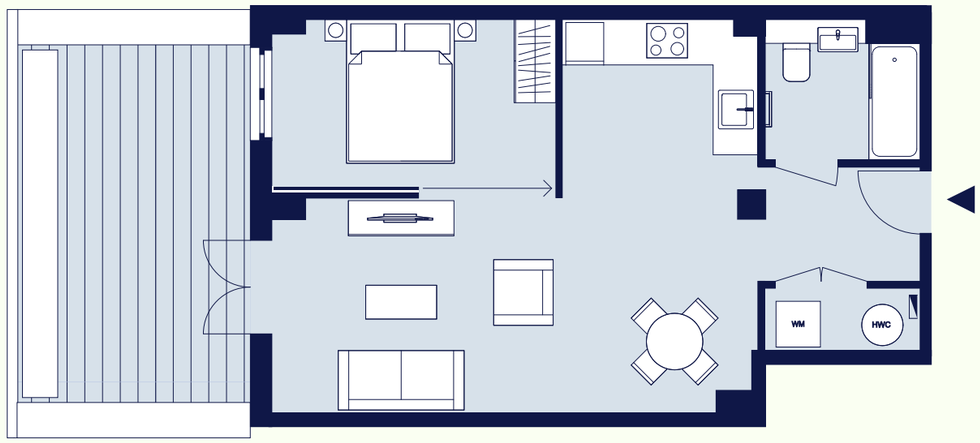
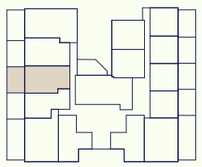
GROUND FLOOR

APARTMENT 4

Unit	Floor	Amenity	Type	m²	ft²
0.04	Ground	Garden	1 Bed	52	516





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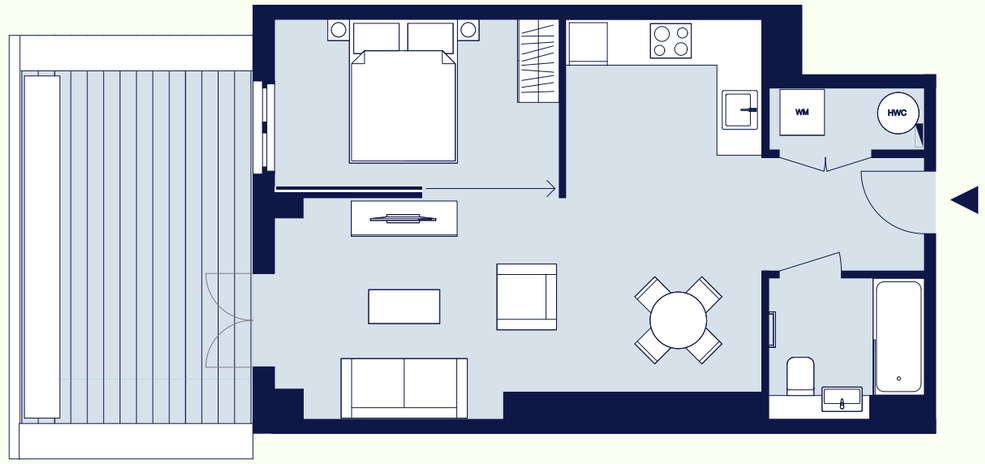
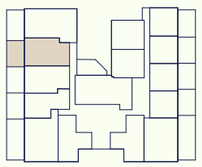
GROUND FLOOR

APARTMENT 5

Unit	Floor	Amenity	Type	m²	ft²
0.05	Ground	Garden	1 Bed	53	570





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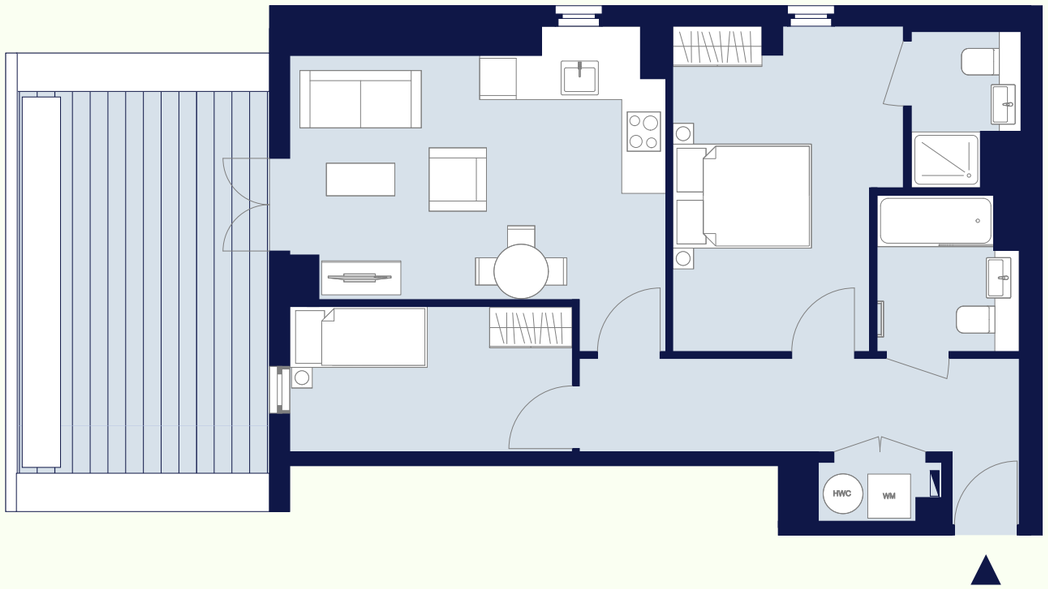
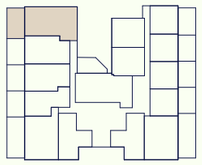
GROUND FLOOR

APARTMENT 6

Unit	Floor	Amenity	Type	m²	ft²
0.06	Ground	Garden	2 Bed	68	731





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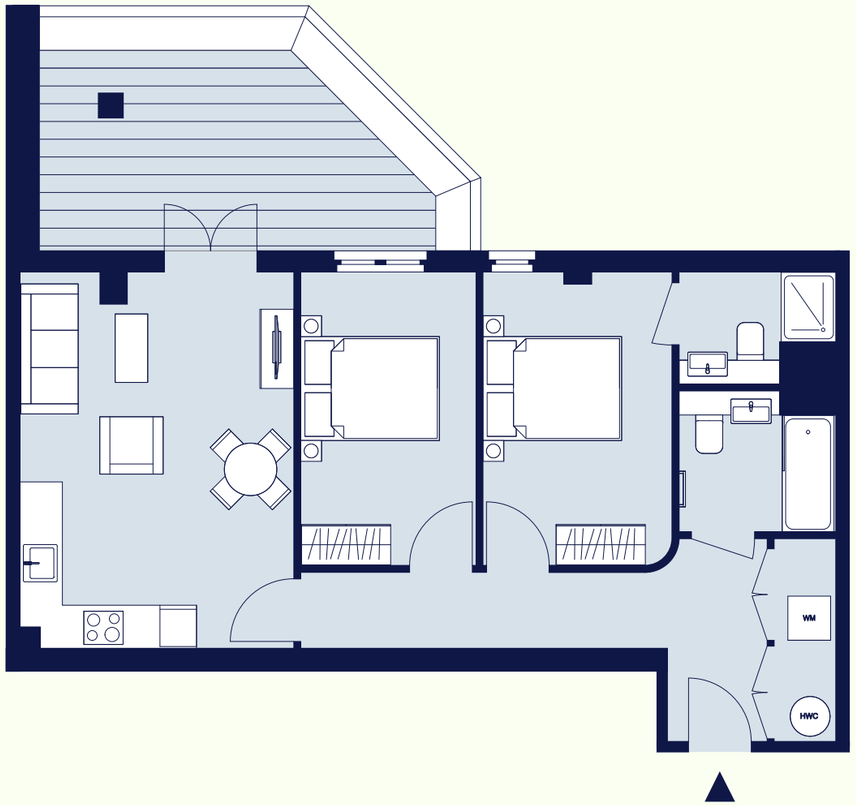
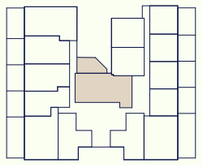
GROUND FLOOR

APARTMENT 7

Unit	Floor	Amenity	Type	m²	ft²
0.07	Ground	Garden	2 Bed	68	731





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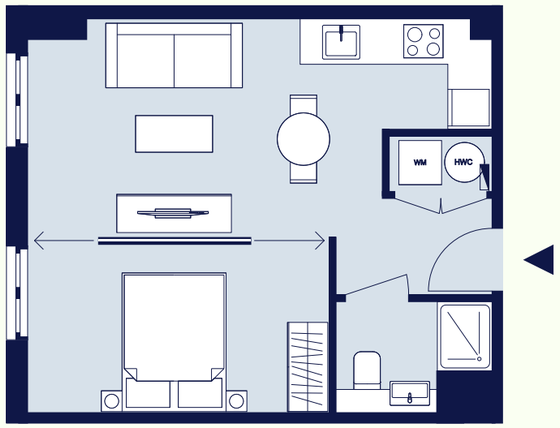
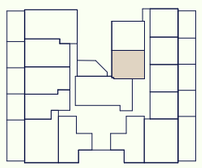
GROUND FLOOR

APARTMENT 8

Unit	Floor	Amenity	Type	m²	ft²
0.08	Ground	-	1 Bed	38	409





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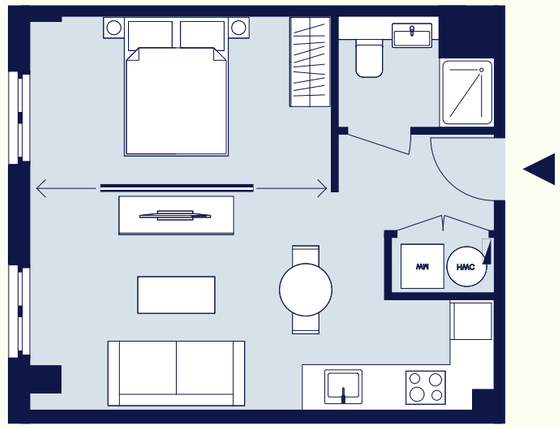
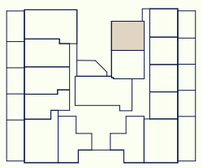
GROUND FLOOR

APARTMENT 9

Unit	Floor	Amenity	Type	m²	ft²
0.09	Ground	-	1 Bed	38	409





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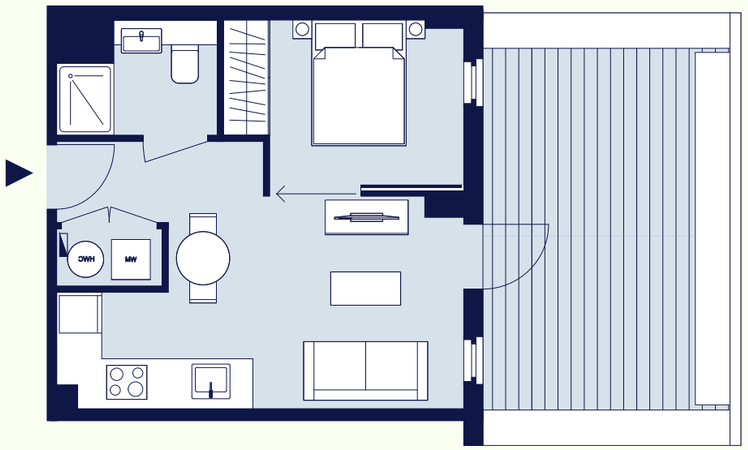
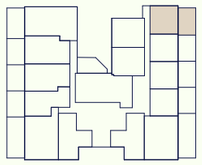
GROUND FLOOR

APARTMENT 10

Unit	Floor	Amenity	Type	m²	ft²
0.10	Ground	Garden	1 Bed	31	333





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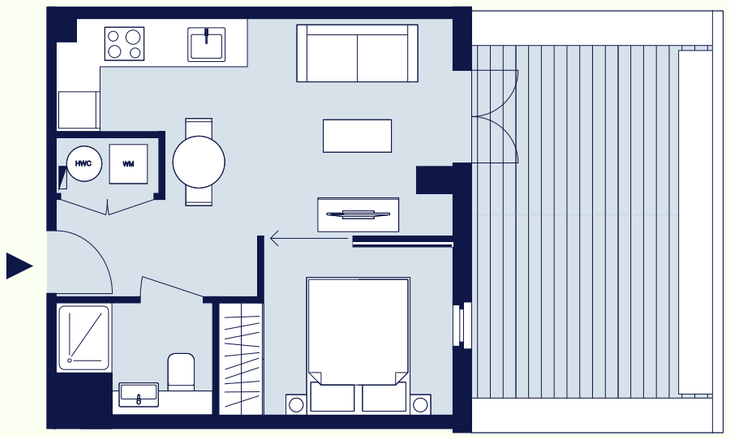
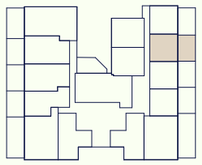
GROUND FLOOR

APARTMENT 11

Unit	Floor	Amenity	Type	m²	ft²
0.11	Ground	Garden	1 Bed	33	355





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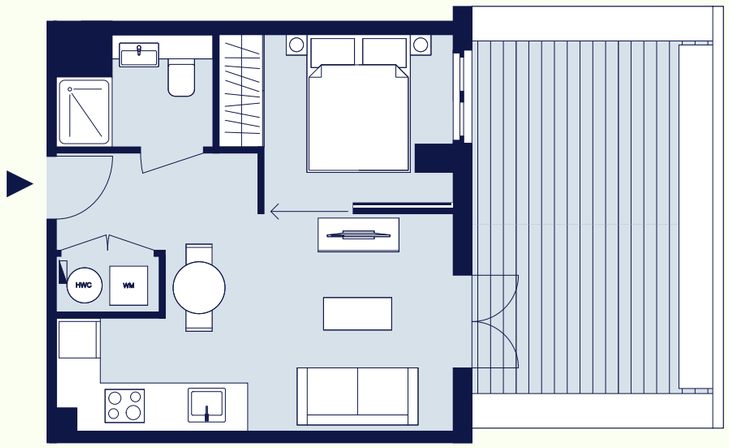
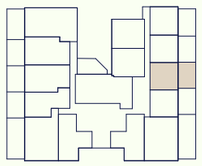
GROUND FLOOR

APARTMENT 12

Unit	Floor	Amenity	Type	m²	ft²
0.12	Ground	Garden	1 Bed	33	355





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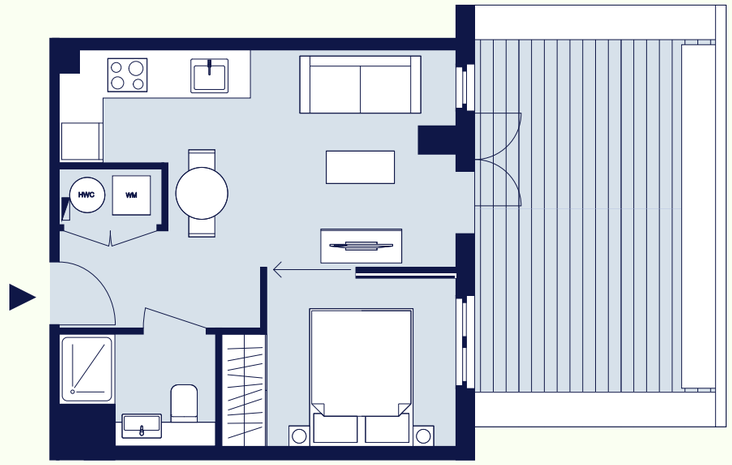
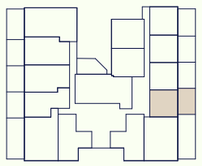
GROUND FLOOR

APARTMENT 13

Unit	Floor	Amenity	Type	m²	ft²
0.13	Ground	Garden	1 Bed	32	344





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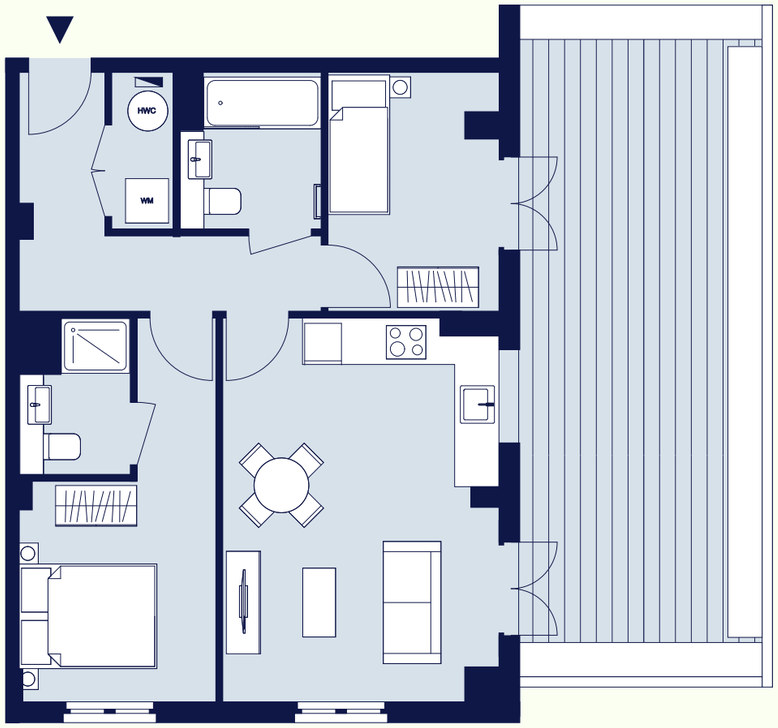
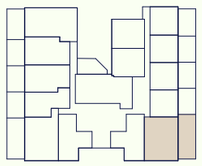
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

GROUND FLOOR

APARTMENT 14

Unit	Floor	Amenity	Type	m²	ft²
0.14	Ground	Garden	2 Bed	64	688





N

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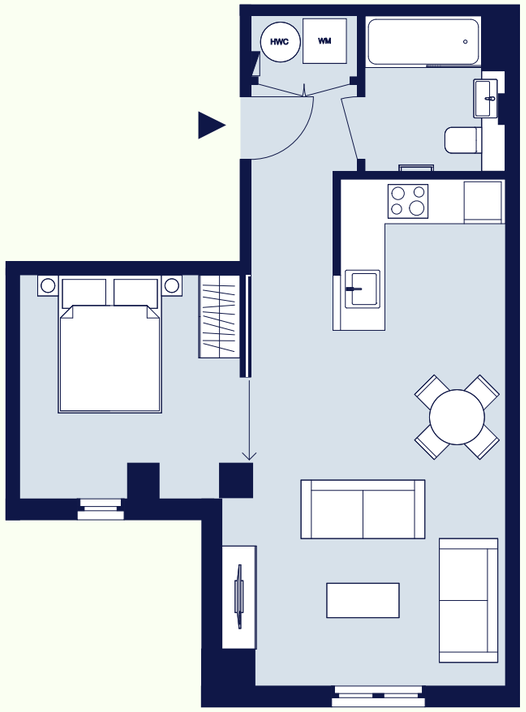
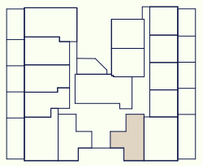
GROUND FLOOR

APARTMENT 15

Unit	Floor	Amenity	Type	m²	ft²
0.15	Ground	-	1 Bed	48	516





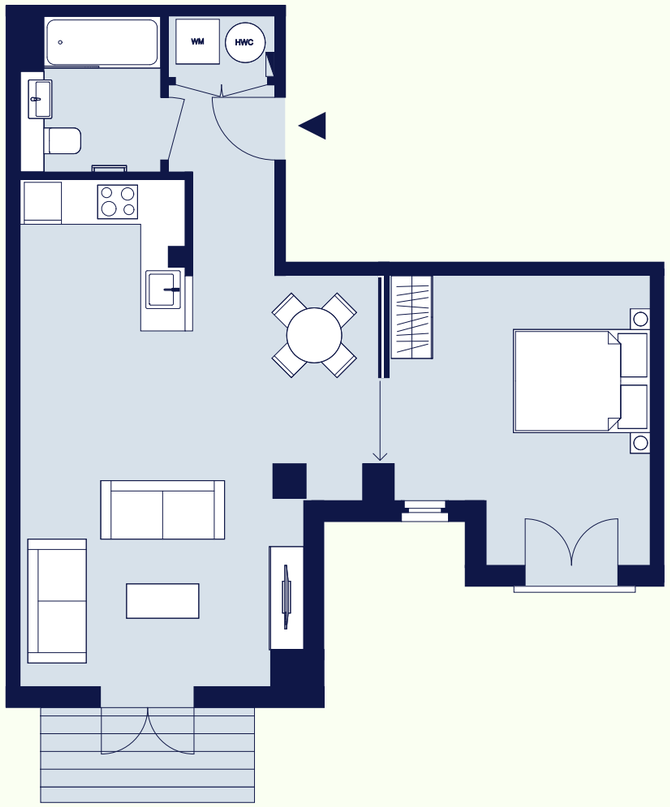
N

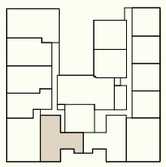
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 16

Unit	Floor	Amenity	Type	m²	ft²
0.16	First	Balcony	1 Bed	56	602



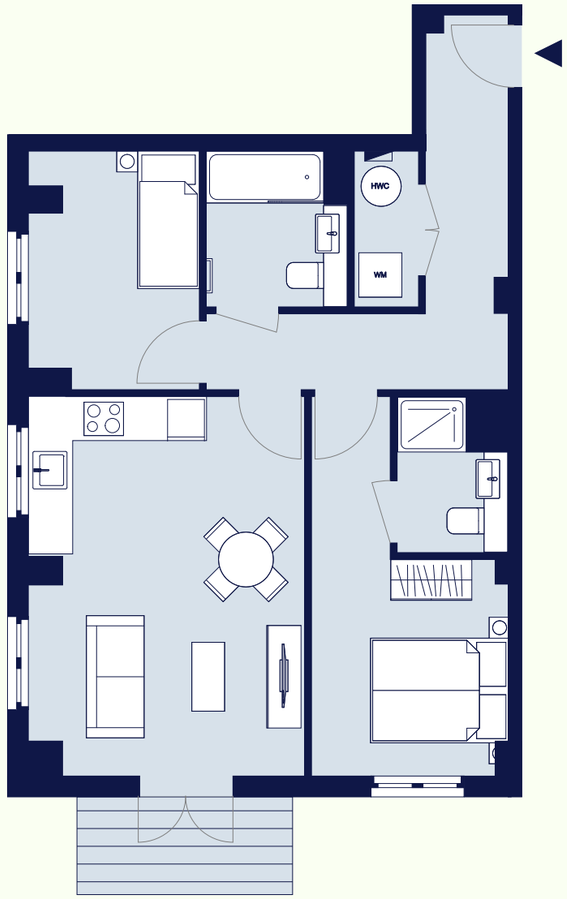


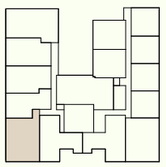
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 17

Unit	Floor	Amenity	Type	m²	ft²
0.17	First	Balcony	1 Bed	65	699





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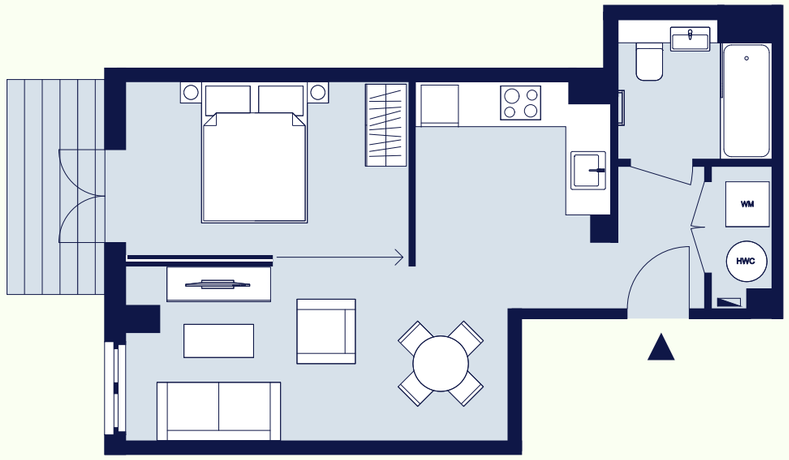
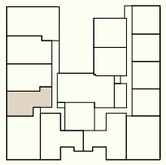
FIRST FLOOR

APARTMENT 18

Unit	Floor	Amenity	Type	m²	ft²
0.18	First	Balcony	1 Bed	44	473





N

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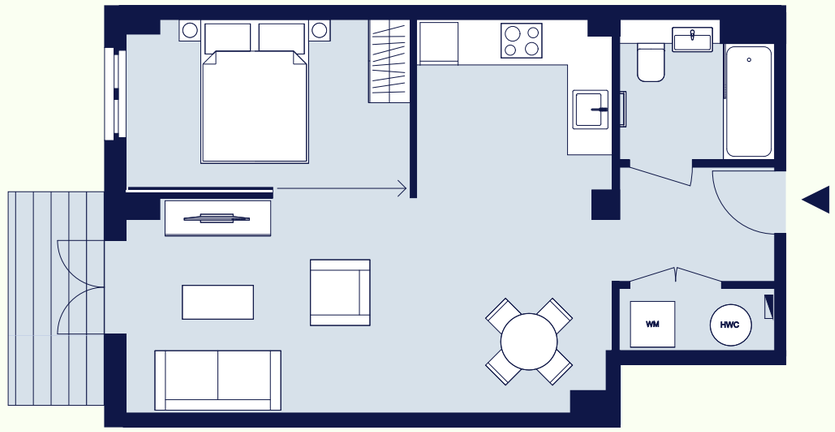
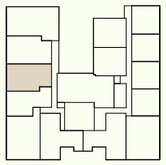
FIRST FLOOR

APARTMENT 19

Unit	Floor	Amenity	Type	m²	ft²
0.19	First	Balcony	1 Bed	52	559





N

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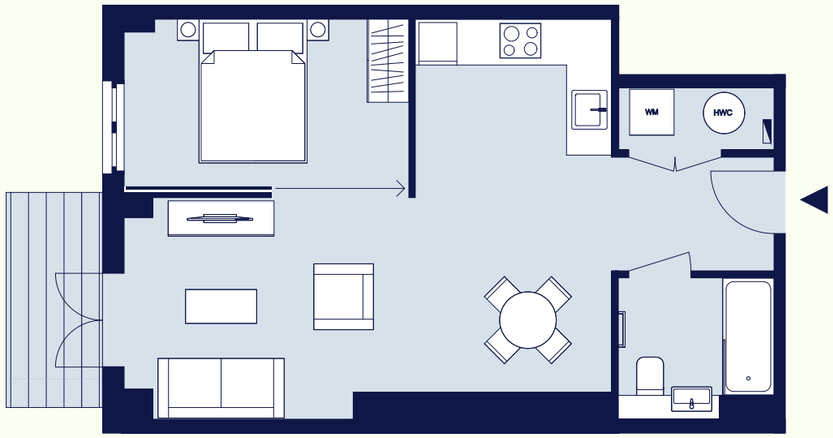
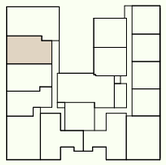
FIRST FLOOR

APARTMENT 20

Unit	Floor	Amenity	Type	m²	ft²
0.20	First	Balcony	1 Bed	53	570





N

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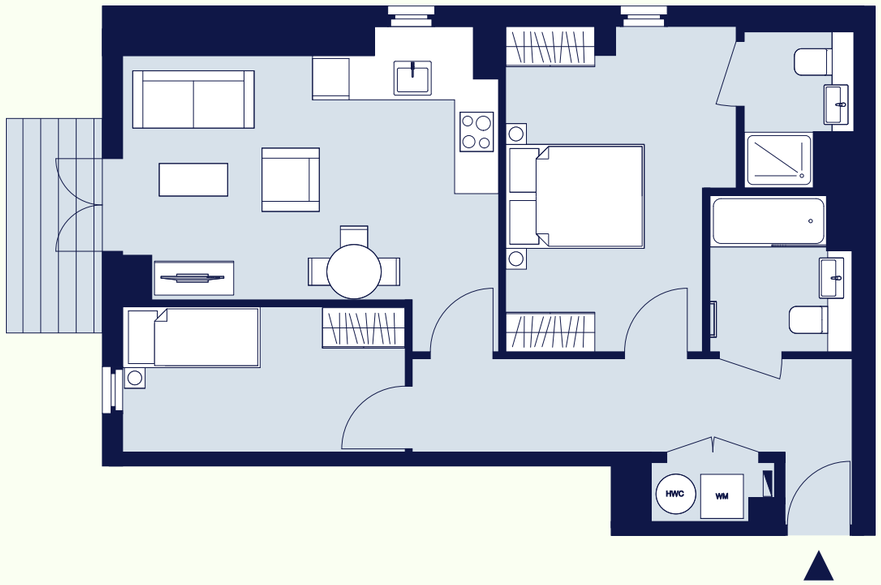
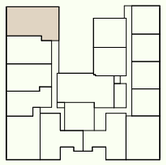
FIRST FLOOR

APARTMENT 21

Unit	Floor	Amenity	Type	m²	ft²
0.21	First	Balcony	2 Bed	70	753





N

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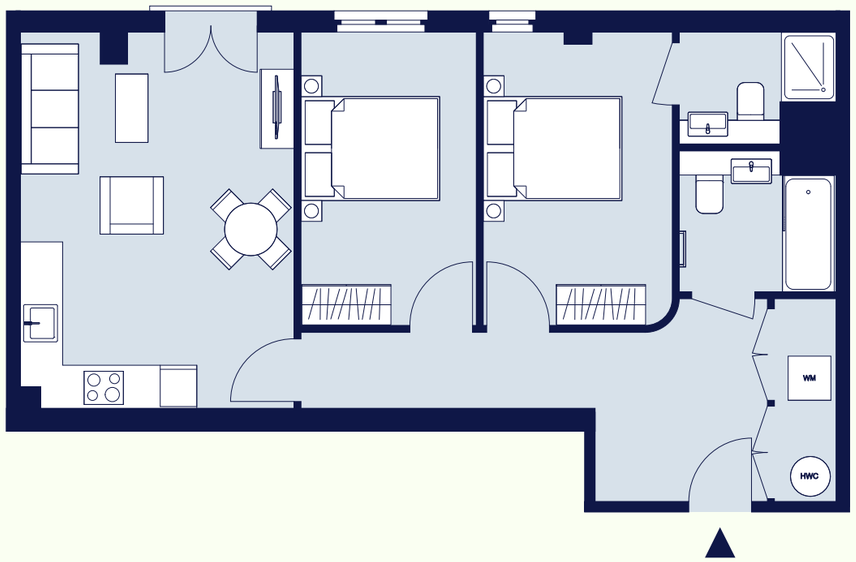
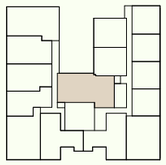
FIRST FLOOR

APARTMENT 22

Unit	Floor	Amenity	Type	m²	ft²
0.22	First	-	2 Bed	69	742





N

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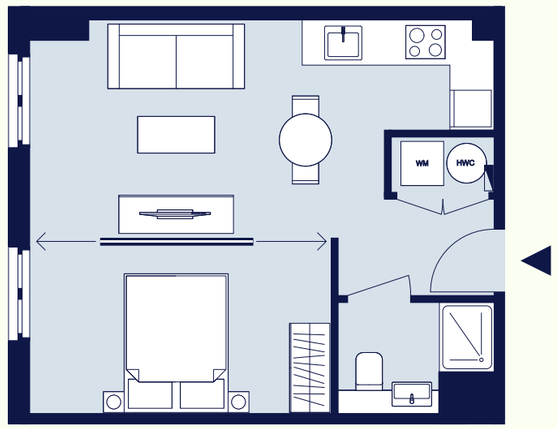
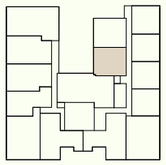
FIRST FLOOR

APARTMENT 23

Unit	Floor	Amenity	Type	m²	ft²
0.23	First	-	1 Bed	38	409





N

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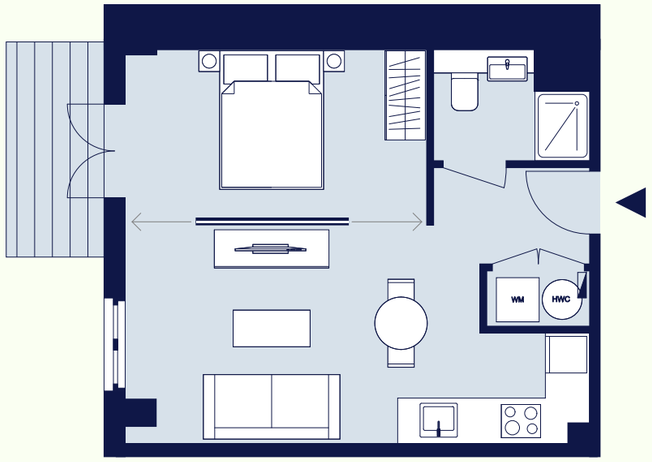
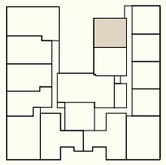
FIRST FLOOR

APARTMENT 24

Unit	Floor	Amenity	Type	m²	ft²
0.24	First	Balcony	1 Bed	38	409



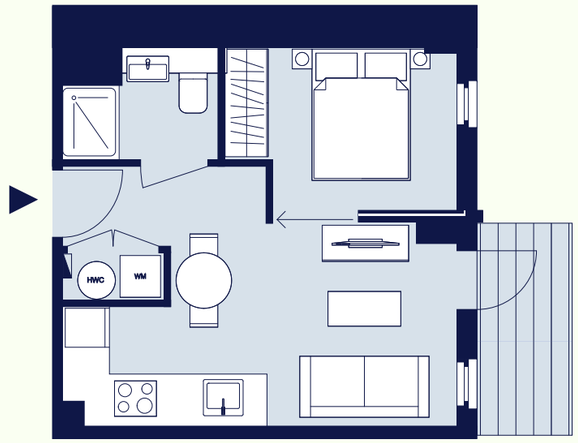


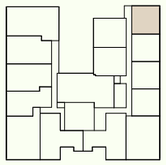
Please note, floor plans and dimensions are taken from architectrical drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 25

Unit	Floor	Amenity	Type	m²	ft²
0.25	First	Balcony	1 Bed	33	355



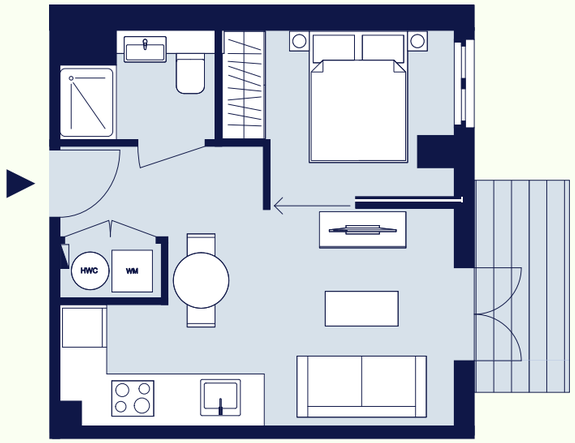


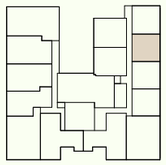
Please note, floor plans and dimensions are taken from architectrical drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 26

Unit	Floor	Amenity	Type	m²	ft²
0.26	First	Balcony	1 Bed	33	355





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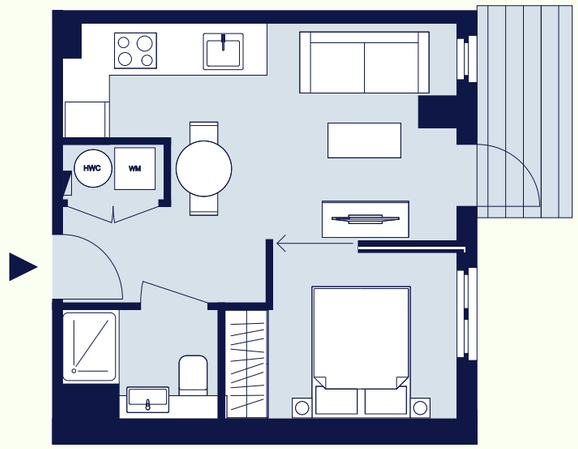
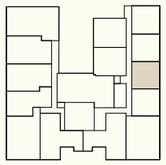
FIRST FLOOR

APARTMENT 27

Unit	Floor	Amenity	Type	m²	ft²
0.27	First	Balcony	1 Bed	32	344





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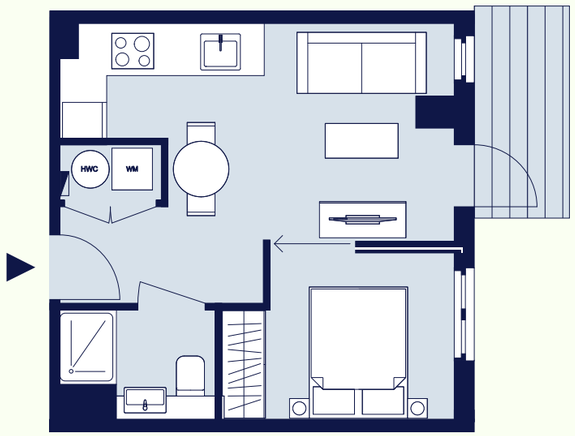
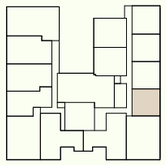
FIRST FLOOR

APARTMENT 28

Unit	Floor	Amenity	Type	m²	ft²
0.28	First	Balcony	1 Bed	32	344



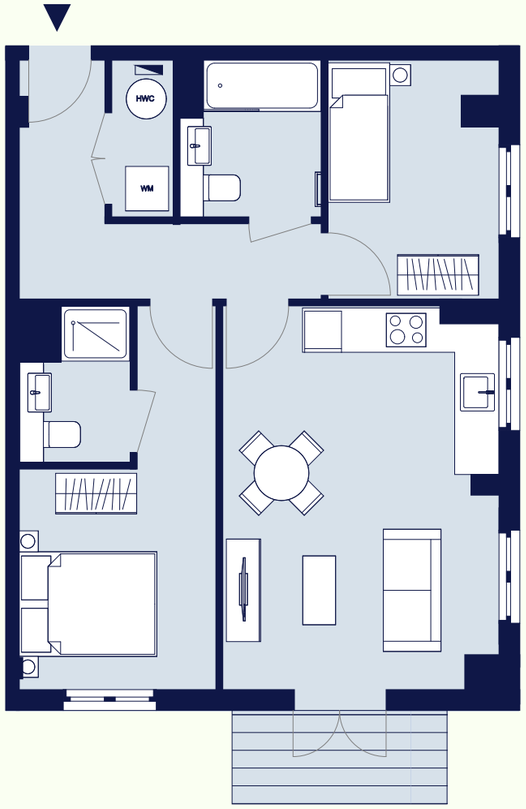


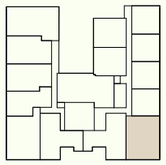
Please note, floor plans and dimensions are taken from architectrical drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 29

Unit	Floor	Amenity	Type	m²	ft²
0.29	First	Balcony	2 Bed	64	688



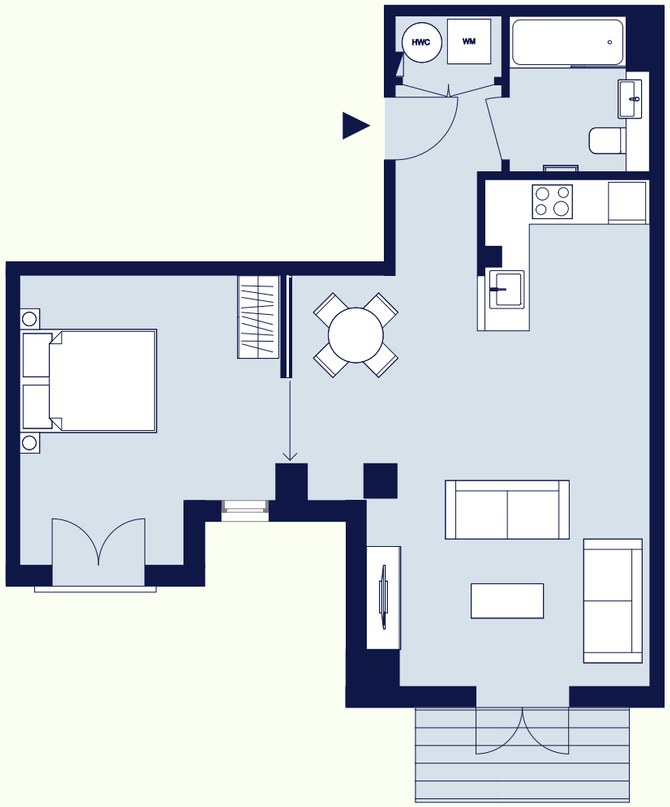


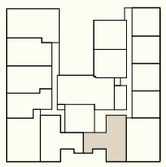
Please note, floor plans and dimensions are taken from architectrical drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 30

Unit	Floor	Amenity	Type	m²	ft²
0.30	First	Balcony	1 Bed	57	613



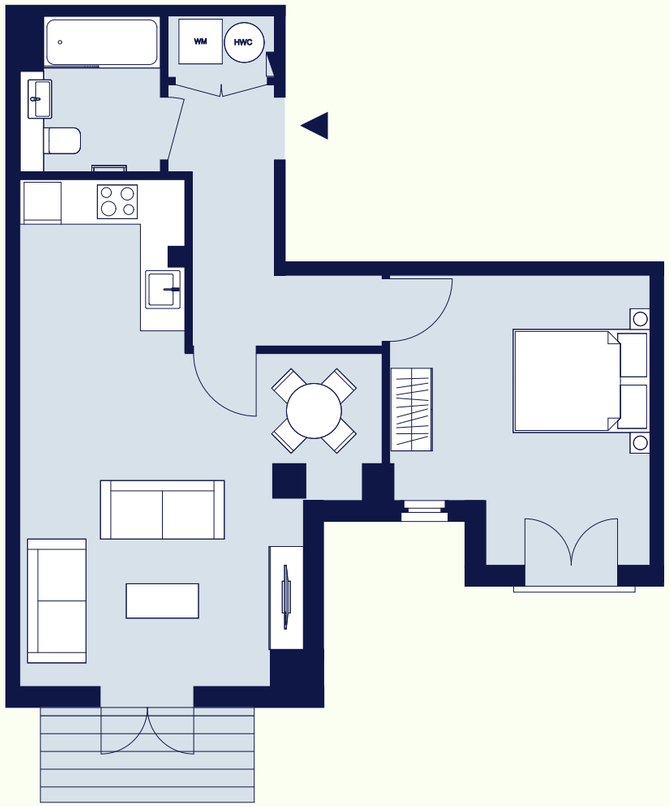


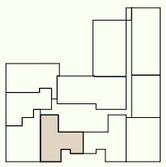
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 31

Unit	Floor	Amenity	Type	m²	ft²
0.31	Second	Balcony	1 Bed	56	602



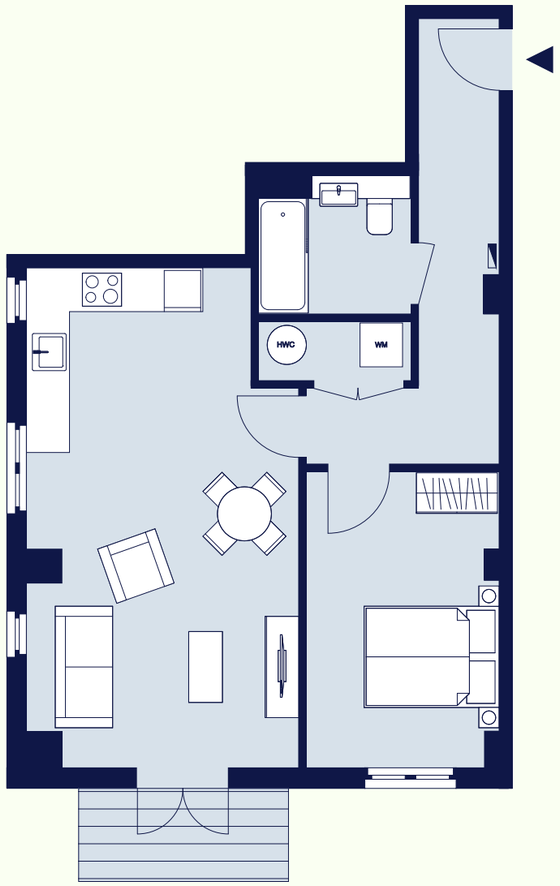


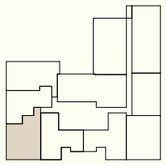
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 32

Unit	Floor	Amenity	Type	m²	ft²
0.32	Second	Balcony	1 Bed	58	624





N

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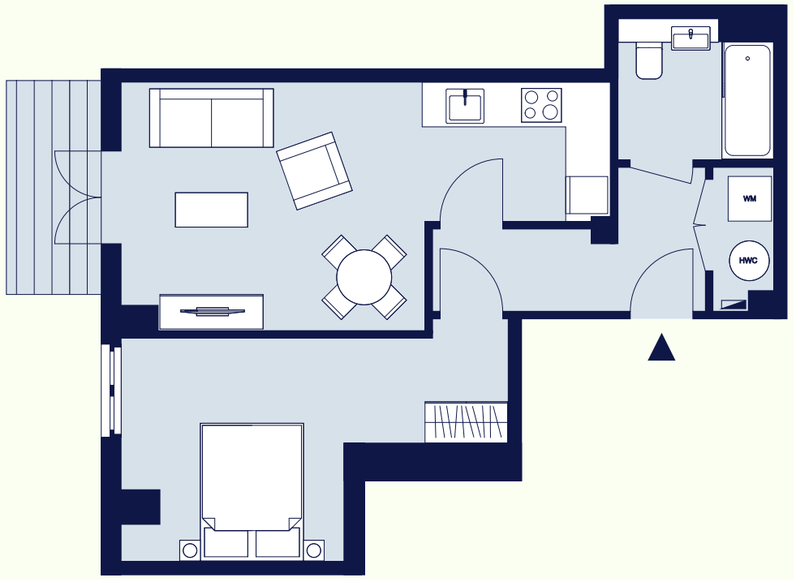
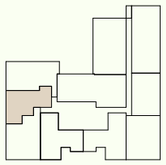
SECOND FLOOR

APARTMENT 33

Unit	Floor	Amenity	Type	m²	ft²
0.33	Second	Balcony	1 Bed	50	538





N

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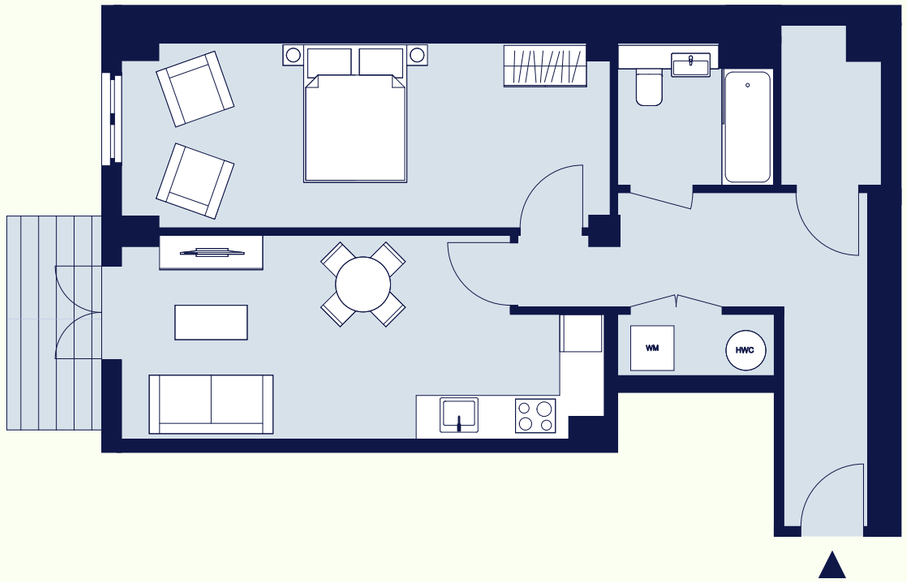
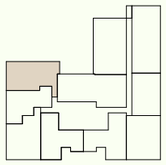
SECOND FLOOR

APARTMENT 34

Unit	Floor	Amenity	Type	m²	ft²
0.34	Second	Balcony	1 Bed	64	688





N

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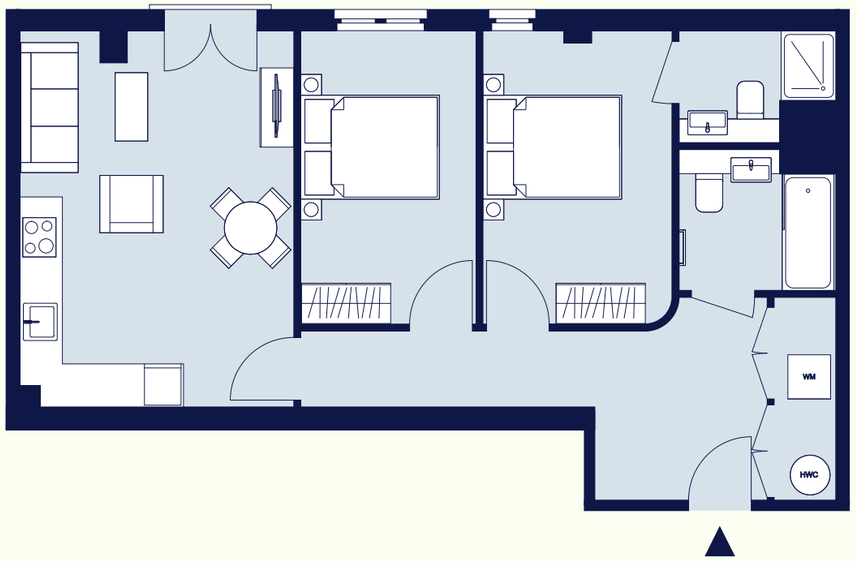
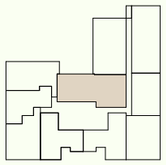
SECOND FLOOR

APARTMENT 35

Unit	Floor	Amenity	Type	m²	ft²
0.35	Second	-	2 Bed	69	742





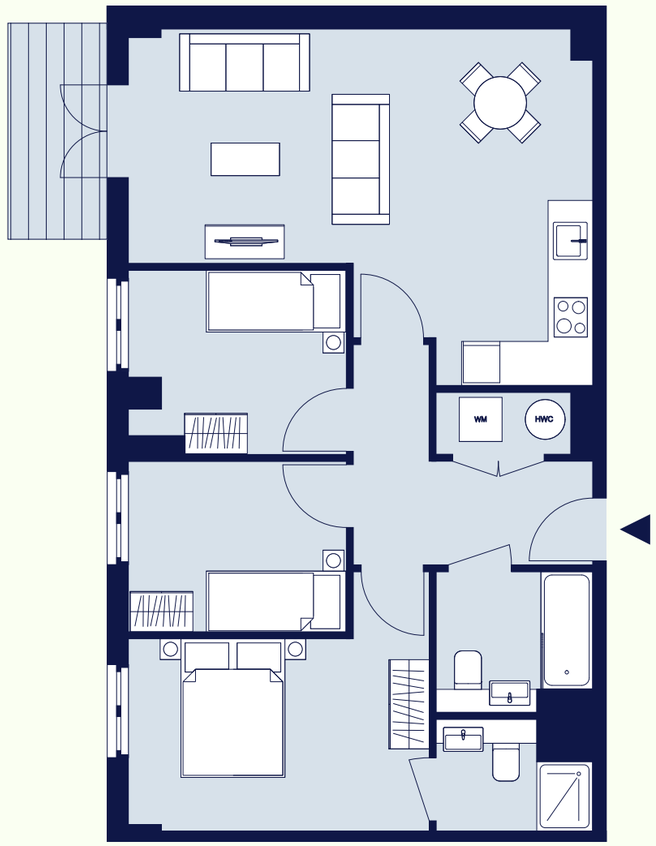
N

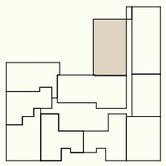
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 36

Unit	Floor	Amenity	Type	m²	ft²
0.36	Second	Balcony	3 Bed	80	861





N

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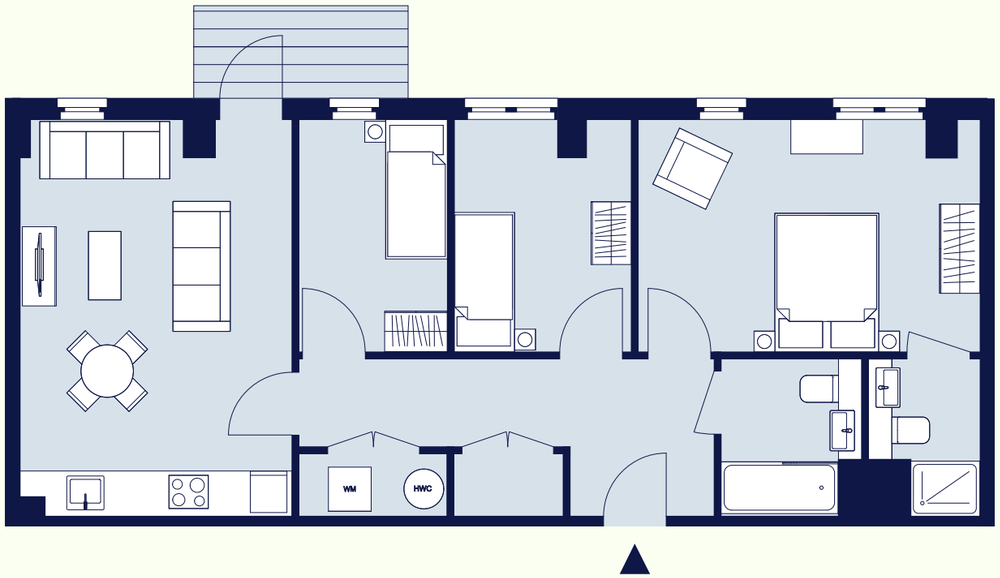
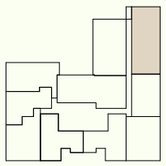
SECOND FLOOR

APARTMENT 37

Unit	Floor	Amenity	Type	m²	ft²
0.37	Second	Balcony	3 Bed	82	882





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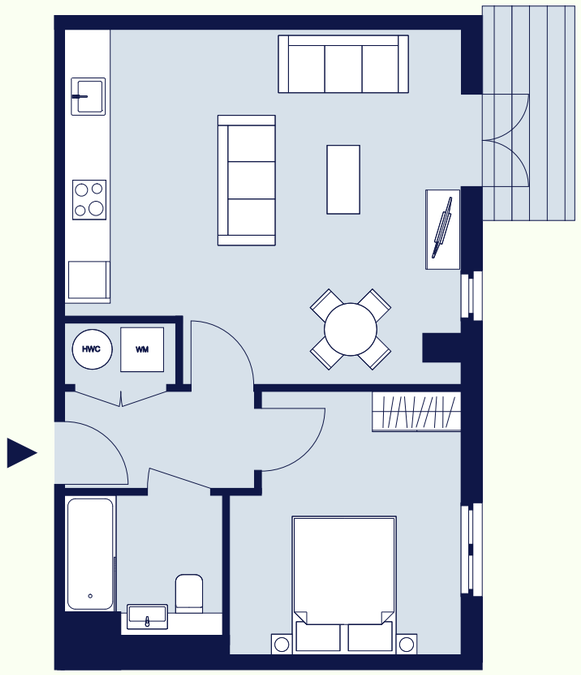
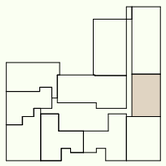
SECOND FLOOR

APARTMENT 38

Unit	Floor	Amenity	Type	m²	ft²
0.38	Second	Balcony	1 Bed	52	559





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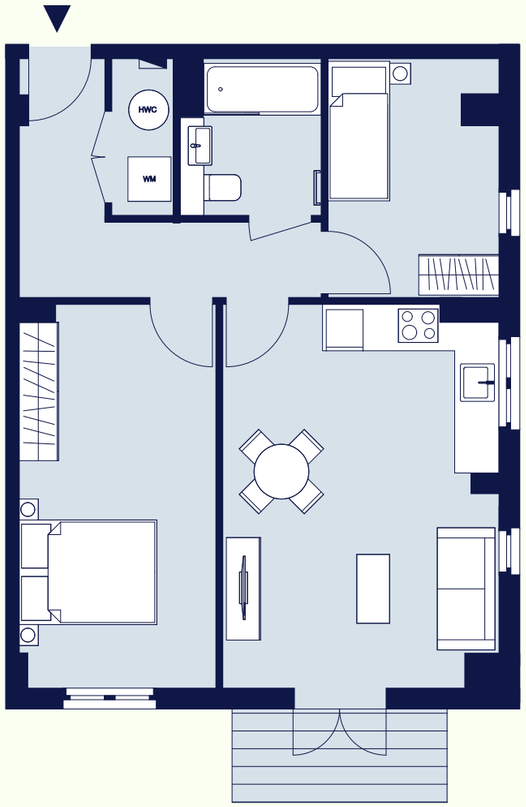
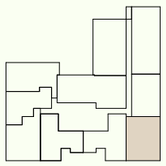
SECOND FLOOR

APARTMENT 39

Unit	Floor	Amenity	Type	m²	ft²
0.39	Second	Balcony	2 Bed	64	688





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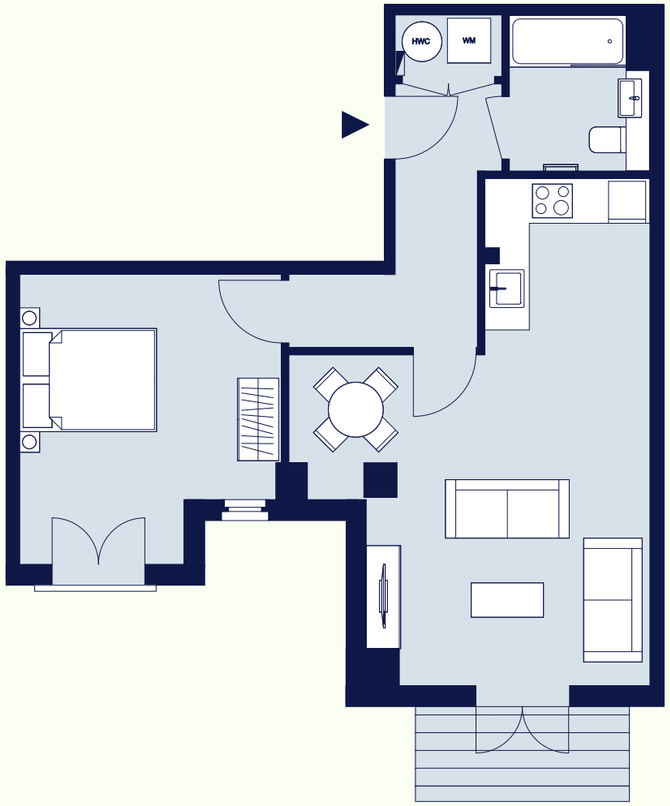
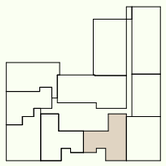
SECOND FLOOR

APARTMENT 40

Unit	Floor	Amenity	Type	m²	ft²
0.40	Second	Balcony	1 Bed	56	602





N

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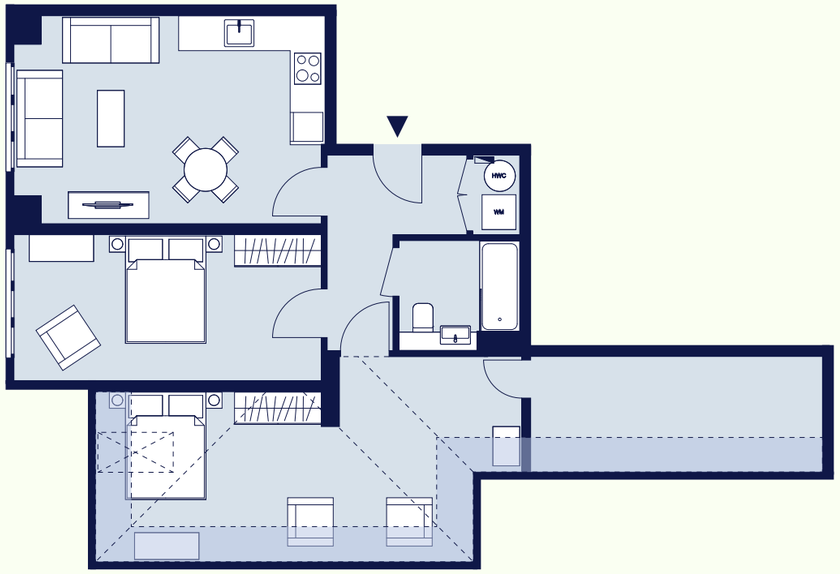
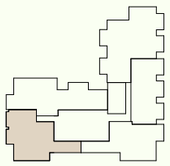
THIRD FLOOR

APARTMENT 41

Unit	Floor	Amenity	Type	m²	ft²
0.41	Third	-	2 Bed	91	979





N

KEY

Less than 1.8m ceiling height

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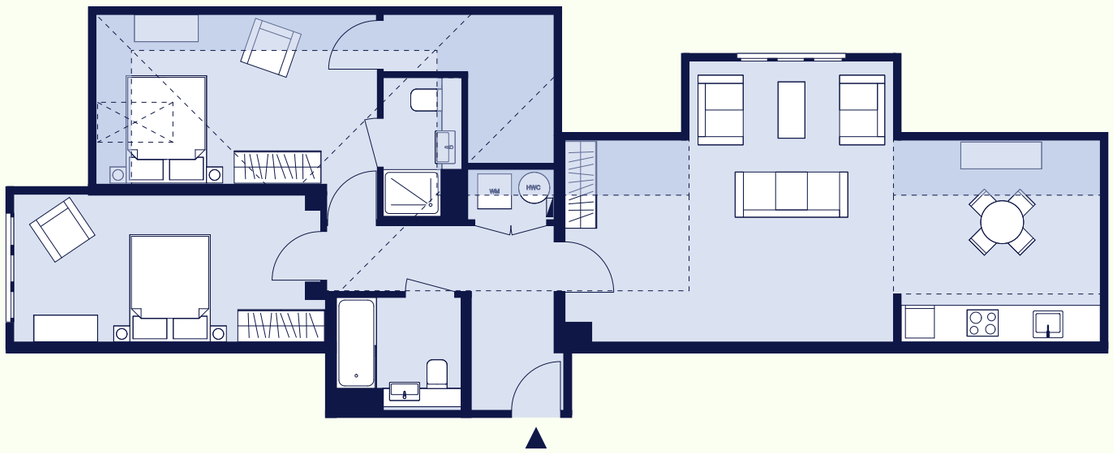
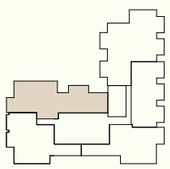
THIRD FLOOR

APARTMENT 42

Unit	Floor	Amenity	Type	m²	ft²
0.42	Third	-	2 Bed	102	1097





N

KEY

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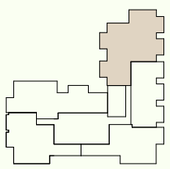
THIRD FLOOR

APARTMENT 43

Unit	Floor	Amenity	Type	m²	ft²
0.43	Third	-	3 Bed	126	1356



N

KEY

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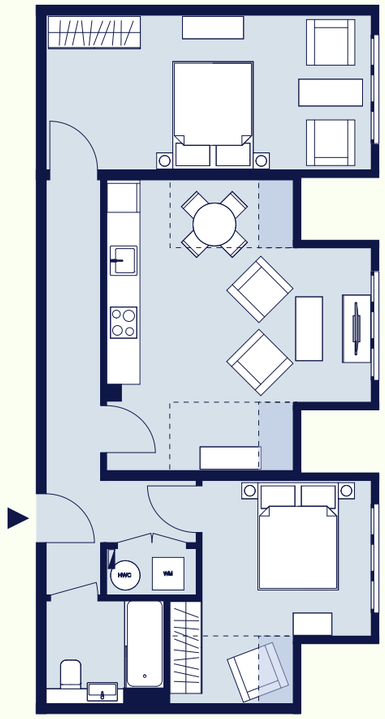
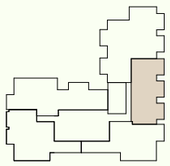
THIRD FLOOR

APARTMENT 44

Unit	Floor	Amenity	Type	m²	ft²
0.44	Third	-	2 Bed	77	828





N

KEY

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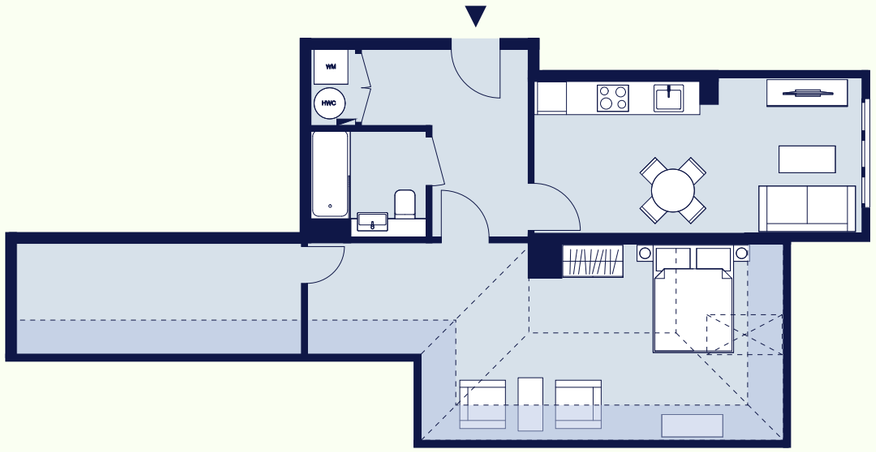
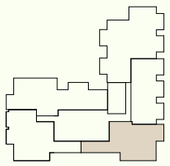
THIRD FLOOR

APARTMENT 45

Unit	Floor	Amenity	Type	m²	ft²
0.45	Third	-	1 Bed	79	850





N

KEY

Less than 1.8m ceiling height

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THE VENDOR
Standard House Developments Limited

THE DEVELOPER
Standard House Developments Limited

ADDRESS
Heron House, Weyside Park, Catteshall Lane, Godalming, Surrey, GU7 1FR

LOCATION
Catteshall Lane, Godalming

LOCAL AUTHORITY
Waverley Borough Council

TENURE
999 year leasehold

WARRANTY
10 year Buildzone Full Structural Warranty

SERVICE CHARGE
Est. service charge is £2.52 per square foot per year (including buildings insurance)

GROUND RENT PER ANNUM
0.1% of capital value p.a. with RPI increases every 15 years
Help to Buy - Peppercorn

ANTICIPATED COMPLETION
Q4 2021

TOTAL UNITS 45 – (39 PRIVATE & 6 SHARED OWNERSHIP)

29 one beds
Range: from 333 sq ft to 688 sq ft
Average size: 469 sq ft
(balcony or terrace on all units apart from 1, 8, 9, 15, 23)
Price: from £225,000 to £350,000
Average price per sq ft: £570

11 two beds
Range: from 688 sq ft to 1097 sq ft
Average size: 778 sq ft
(balcony or terrace on all units apart from unit 22, 35, 41, 42)
Price: from £360,000 to £470,00
Average price per sq ft: £506

ACCESS
All flats are accessed through a secure communal front door which is operated inside the flat by video entry system. 8 person lift to all floors. The front of the building and car park is fully lit with lighting coming on automatically at dusk.

ERV (ESTIMATED RENTAL VALUES)
1 beds: from £950 pcm
2 beds: from £1,453 pcm

YIELD
1 beds – average 4.58% gross
2 beds – average 4.49% gross

PARKING STATUS
Each flat comes with its own secure off street designated parking space.

COUNCIL TAX LEVELS
2019/2020
Band A £1,405
Band B £1,639
Band C £1,873
(Single occupant households can apply to receive a 25% council tax discount).

VENDOR'S SOLICITOR
Banks Kelly Solicitors
Dean Carroll
Solicitor, Director
Head of Property

T: 0207 489 2190
E: dean.carroll@bankskelly.co.uk
W: www.bankskelly.co.uk

RECOMMENDED SOLICITORS
£1,000 legal fee contribution if you use our recommended solicitors as indicated on the reservation form.

Curwens
Bradley Bernett
Private Client Executive
Real Estate
Curwens

T: 020 8363 4444
F: 020 8884 7242
D: 020 8884 7247
W: www.curwens.co.uk

TERMS OF PAYMENT
A reservation fee of £2,000.00 is payable on upon reservation. Exchange of contracts is expected 28 days later where 10% of the purchaser price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

TO FIND OUT MORE,
CONTACT US TODAY
T: 01483 355444
E: sales@seymours-newhomes.co.uk
W: seymours-newhomes.co.uk

To find out more about Heron House, please contact our sales agents, Seymours Land & New Homes.

T: 01483 355444
E: sales@seymours-newhomes.co.uk
W: seymours-newhomes.co.uk

Seymours
LAND & NEW HOMES

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