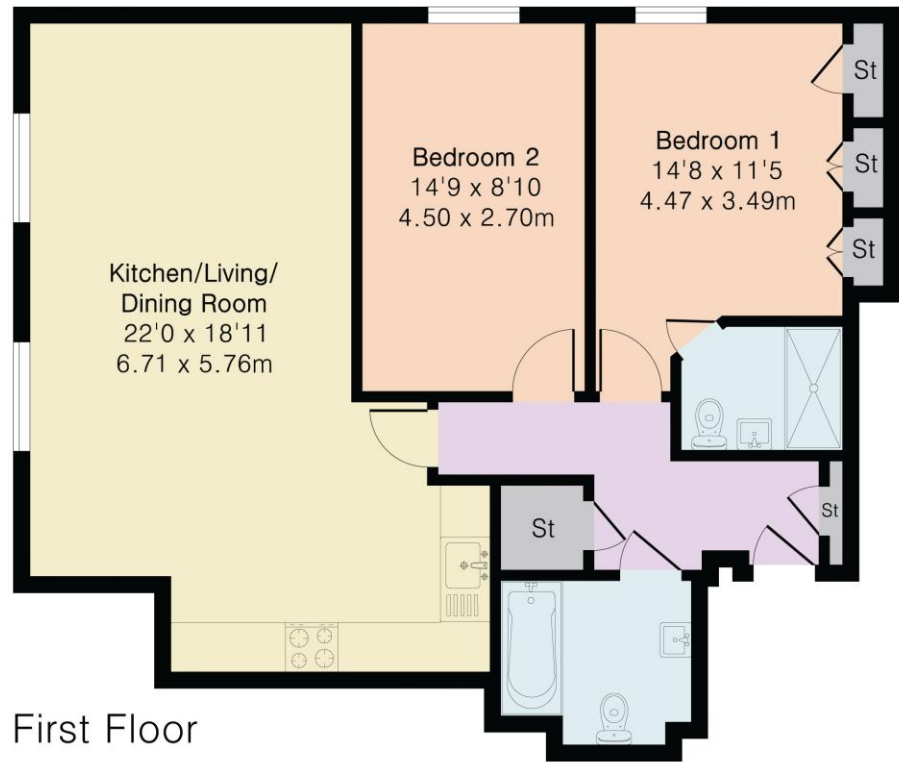


Approximate Gross Internal Area 822 sq ft - 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	B	822	0.3 miles	Band D	Advised £3900pa	Advised £260pa

Lease Length – 106 years remaining (published October 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



13 Franklin Court, Wormley, GU8 5US

OIEO £300,000 Leasehold

A spacious two-bedroom, two-bathroom first floor apartment offering approximately 822 sq ft of accommodation, with an impressive 22ft open-plan kitchen/living/dining room, excellent storage, two underground parking spaces and attractive communal grounds, approximately 0.3 miles from Witley mainline station and offered for sale with no onward chain.



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Set on the first floor of the impressive Franklin Court development in Wormley, this spacious two-bedroom apartment offers approximately 822 sq ft of well-proportioned accommodation. Offered for sale with no onward chain, the property features a superb open-plan kitchen/living/dining room, two generous bedrooms, two bath/shower rooms and excellent built-in storage. Outside, the development is surrounded by attractive landscaped communal grounds, while the apartment benefits from two allocated spaces in the secure underground car park, conveniently accessed by lift.

The apartment is approached via well-maintained communal areas, with a video entry system providing additional security. The front door opens into a central entrance hall where the accommodation is particularly well arranged, with the principal living space positioned to one side and both bedrooms together on the other. The hallway incorporates useful built-in storage and provides access to the main bathroom.

Undoubtedly one of the standout features is the impressive open-plan kitchen/living/dining room, extending to approximately 22ft and providing a wonderfully versatile space for everyday living and entertaining. Its generous proportions allow plenty of room for clearly defined sitting and dining areas, while a series of windows provide plenty of natural light. Decorative cornicing and recessed lighting add further detail, with carpeting to the living area creating a subtle distinction from the tiled kitchen and dining space.

The kitchen is fitted with a comprehensive range of cream Shaker-style cabinetry and complemented by attractive granite worktops. There is a ceramic Belfast-style sink, gas hob with stainless steel extractor above and a range of quality Neff appliances, together with extensive cupboard and drawer storage. Glazed display cabinets and tiled flooring complete the space.

Bedroom one is an excellent double room and benefits from an impressive amount of fitted storage, with three separate built-in cupboards/wardrobes running along one wall. Decorative cornicing continues the detailing found elsewhere in the apartment, while the bedroom also benefits from its own en-suite shower room. This is fitted with a large enclosed shower, wash basin with useful fitted cabinetry and WC.

Bedroom two is another notably generous room, extending to approximately 14ft and offering ample space for bedroom furniture. Its proportions also provide flexibility for those looking to incorporate a home-working area if required.

Completing the accommodation is the main bathroom, fitted with a white suite comprising a panelled bath with shower attachment, WC and wash basin, together with fitted storage, tiled surrounds and a heated towel rail. Further storage within the hallway adds to the practicality of the apartment.



Franklin Court itself has an attractive architectural presence, with handsome red-brick elevations, decorative brickwork and stone detailing. The development is set within established landscaped communal grounds, with mature trees, clipped hedging, areas of lawn and an attractive central courtyard with an ornamental fountain creating a particularly pleasant setting. Of particular note, the apartment benefits from two allocated spaces within the secure underground car park, with convenient lift access, while the video entry system provides additional peace of mind.

Wormley enjoys a semi-rural setting surrounded by attractive Surrey countryside while remaining exceptionally convenient for Witley and Godalming. Witley mainline station is approximately 0.3 miles away, providing direct train services to London Waterloo and Portsmouth, making the apartment particularly well placed for commuters. The surrounding villages offer a good selection of everyday amenities, while nearby Godalming provides a broader choice of shops, cafés, restaurants and leisure facilities. The surrounding countryside also offers excellent opportunities for walking and cycling.

Offered for sale with no onward chain, this superb apartment presents an excellent opportunity for buyers seeking spacious, low-maintenance accommodation in an attractive and well-connected setting.

