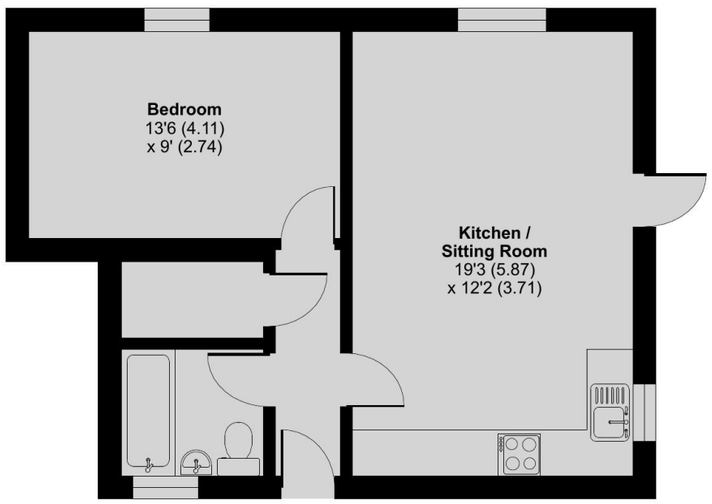
Lawnwood Court Catteshall Lane, Godalming, Surrey, GU7

Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Seymours Estate Agents. REF: 1324714

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	464	1.2 miles	Band B	Advised £1,134 pa	Advised £100 pa

Lease Length – Advised 110 years

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.

Seymours

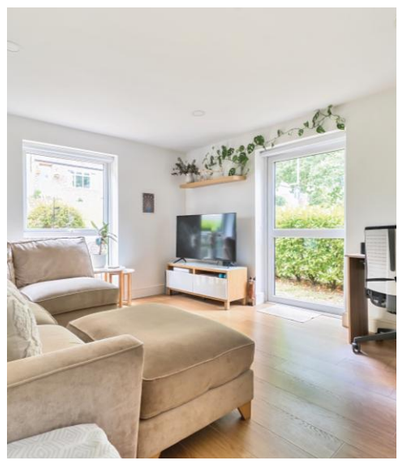


Flat 6, Lawnwood Court, Catteshall Lane, Godalming, GU7 1XS

£225,000 Leasehold

Contemporary ground floor apartment with a communal garden. With a sleek modern kitchen, stylish bathroom and generous open plan living space, this smartly presented one bedroom apartment offers the best of low maintenance living. Set within a peaceful Godalming setting, allocated parking and a communal garden. Perfect for first time buyers, professionals or downsizers alike, it's conveniently located for the high street and mainline station.





116 - 118 High Street, Godalming, Surrey, GU7 1DJ | 01483 420 555 | sales@seymours-godalming.co.uk

Seymours

Your property partner for life

Set within a quiet and leafy location conveniently located for Godalming high street, this well-proportioned one-bedroom apartment is tucked away at the end of a charming terrace and comes with a communal garden and allocated parking.

Accessed via a shared entrance, the apartment opens into a central hallway that flows into a beautifully light and spacious open plan kitchen/living room. Floor-to-ceiling glazing frames lush green views while French doors provide easy access to the outside. Natural wood floors enhance the sense of space, and there's ample room for both lounge and dining areas, along with a dedicated space for a home office nook.

Sleek and stylish, the wrap-around kitchen is fully fitted with gloss handleless cabinets, wood-effect countertops and a host of integrated appliances including an oven, hob, microwave, slimline dishwasher, fridge/freezer and washing machine/dryer. The crisp, contemporary design continues in the bathroom where large-format stone effect tiling wraps around a full-sized bath with overhead shower, floating vanity and recessed mirror cabinetry.

Peacefully positioned to the rear of the apartment, the bedroom is notably large with plush carpeting and soft neutral tones. Full height mirrored wardrobes provide excellent storage without disrupting the clean lines of the room.



The apartment boasts a communal garden framed by mature hedging, creating a secluded and low-maintenance outdoor retreat.

There's allocated off-street parking directly outside, and the home is ideally placed for enjoying Godalming's excellent selection of shops, cafes and restaurants, as well as the nearby mainline station offering fast and frequent services into London Waterloo.









