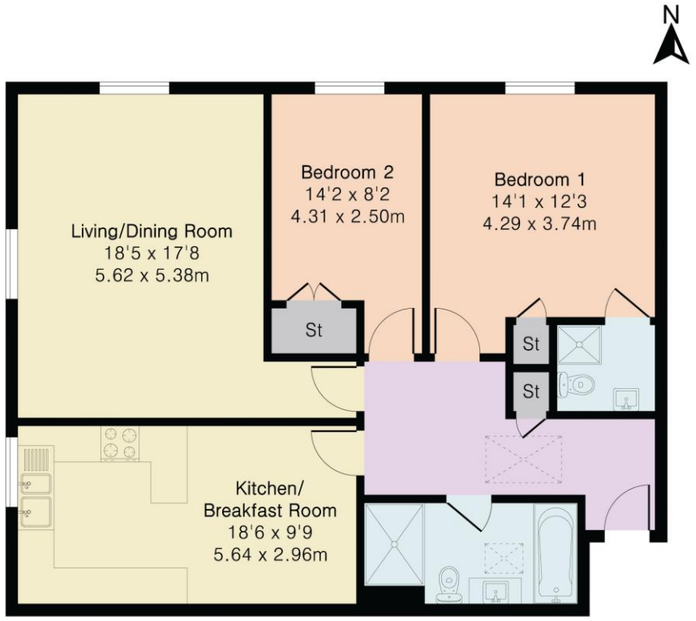
Approximate Gross Internal Area 946 sq ft - 88 sq m



Second Floor

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.

Seymours

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	C	946	0.4 miles	Band D	Advised £2829 pa	NA

Lease Length – 968 years remaining (September 2026)

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

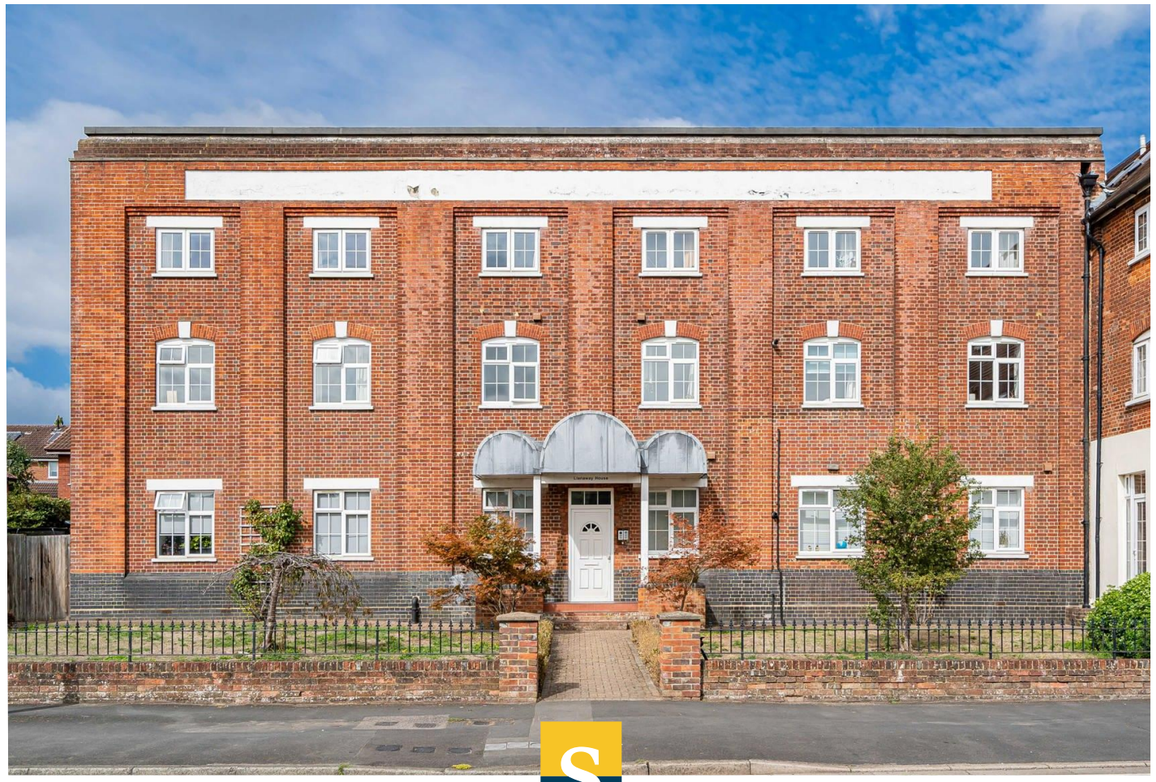
Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1650 PCM.

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.

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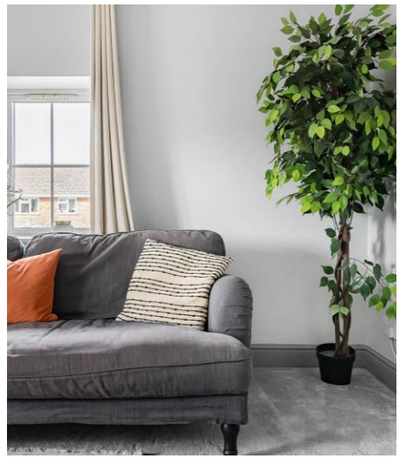


10 Llanaway House, Meadrow, GU7 3HR

OIEO £325,000 Share of Freehold

A superbly presented and particularly spacious two-bedroom, two-bathroom second-floor apartment offering approximately 946 sq ft of stylish accommodation. Highlights include an impressive dual-aspect living/dining room, contemporary kitchen/breakfast room, generous principal bedroom with en-suite and residents parking, all within easy reach of Farncombe station, Godalming High Street and the beautiful Lammas Lands





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Your property partner for life

Occupying the second floor of Llanaway House, this superbly presented two-bedroom apartment offers an impressive 946 sq ft of accommodation, with particularly generous room proportions and a stylish contemporary finish throughout. The layout is exceptionally well balanced, combining two double bedrooms and two bath/shower rooms with excellent living and entertaining space.

The front door opens into a spacious central entrance hall, where a rooflight introduces additional natural light. Plush grey carpeting complements the grey-painted panelled doors, matching architraves and skirting, creating a smart, cohesive finish, while several useful built-in cupboards provide valuable storage.

The kitchen/breakfast room is a particularly impressive space, measuring approximately 18'6 in length and fitted with a comprehensive range of sleek white cabinetry complemented by solid wood worktops and white metro-style tiled splashbacks. Integrated cooking appliances, an induction-style hob and stainless-steel extractor are joined by space for further appliances, while windows provide plenty of natural light. A substantial breakfast bar creates an excellent informal dining area and gives the room a sociable feel, enhanced by subtle under-counter lighting that adds warmth and ambience to the space.

Adjoining the kitchen is the superb dual-aspect living/dining room, measuring approximately 18'5 x 17'8. Its generous proportions comfortably accommodate sofas alongside a full-size dining table, making this an excellent room for both everyday living and entertaining. Two windows across separate elevations bring in plenty of natural light and enhance the sense of space, while the neutral décor and carpeting give the room a calm, contemporary feel.

Returning through the entrance hall, the principal bedroom is an excellent double room measuring approximately 14'1 x 12'3, with plenty of space for freestanding wardrobes and additional bedroom furniture. It benefits from its own en-suite shower room, finished with large-format tiling, a glazed shower enclosure and contemporary sanitaryware.

Bedroom two is another well-proportioned room, currently arranged as a child's bedroom, though equally well suited as a generous guest room or home office. Built-in storage provides further practicality.



The main bathroom has been finished in a striking contemporary style, with marble-effect large-format wall and floor tiling, both a panelled bath and separate shower, a wall-mounted vanity unit and large circular mirror. A rooflight overhead enhances the bright feel of the room and adds another attractive feature.

Outside, Llanaway House benefits from off-street residents' parking and established communal grounds, with lawned areas, mature trees and planting together with a paved seating area enclosed in part by attractive old brick walls.

The location is especially convenient for both Godalming and Farncombe. Farncombe mainline station is under half a mile away, providing fast and regular services to London Waterloo. Farncombe offers a good selection of everyday amenities, while Godalming High Street provides a broader range of shops, cafés and restaurants. The property is also particularly well placed for local schooling, with Farncombe Infants and Godalming Junior School both within half a mile, and Moss Lane School and Broadwater School within approximately one mile. In addition, the property enjoys easy access to riverside walks and the open green spaces of the Lammas Lands.







