



56 FRANKLIN COURT

Brook Road, Wormley, Godalming, Surrey, GU8 5US

HILL CLEMENTS

56 FRANKLIN COURT

Brook Road, Wormley, Godalming, Surrey, GU8 5US

Quietly situated in an exclusive five year old development in semi-rural surroundings yet within half-a-mile of Witley main line station, an extremely well appointed first floor luxury apartment with sunny and spacious accommodation extending in all to about 1,430 square feet.

3 DOUBLE BEDROOMS: 2 EN SUITE SHOWER ROOMS: BATHROOM: HALL: 22ft x 22ft SITTING/DINING ROOM WITH BALCONY: WELL FITTED KITCHEN/BREAKFAST ROOM: TWO SECURE BASEMENT CAR PARKING SPACES: WELL MAINTAINED COMMUNAL GARDEN

**Witley main line station (Waterloo 55 minutes) – 0.5 mile. Witley – 1.5 miles. Milford – 3 miles.
Godalming – 4.5 miles. Guildford – 9 miles. A3 – 4 miles.**

PRICE GUIDE: £500,000 LEASEHOLD

Situation

Wormley is a semi-rural hamlet of individual character properties surrounded by extensive tracts of protected Surrey countryside between Godalming and Haslemere. Franklin Court is quietly situated well away from main roads yet extremely accessible, being within 0.5 mile of Witley main line station with a frequent train service to Waterloo in 55 minutes and just four miles from the A3. There are good local shops in the nearby villages of Hambledon, Witley and Milford and more comprehensive amenities in Godalming (4.5 miles), Haslemere (5.5 miles) and Guildford (9 miles). There are some lovely walks through the surrounding countryside through Sandhills, Brook and Hambledon.

Description

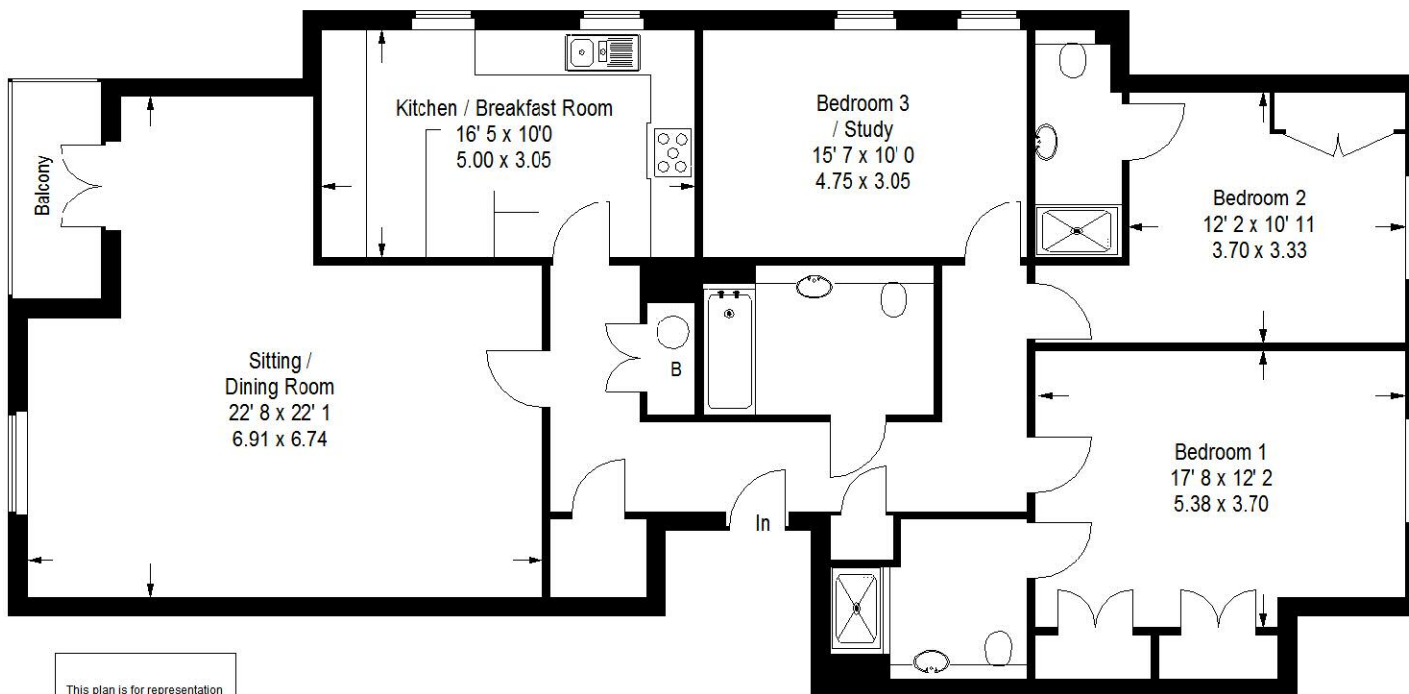
Franklin Court comprises an exclusive development of luxury apartments that was built by Charles Church in 2006 and 2007 on the site of the former headquarters of the National Institute of Oceanography. No. 56 is particularly well positioned and comprises one of the largest apartments being situated on the first floor and approached via a lift. The interior is extremely well presented and has a wonderful spacious feel with the benefit of east, south and west aspects providing sunshine throughout the day. There are three excellent double bedrooms, one of which is currently used as a study/second sitting room, two ensuite shower rooms and a well appointed bathroom.

The main sitting/dining room is particularly spacious and ideal for entertaining with doors opening onto a balcony. In addition, there is a well fitted kitchen/breakfast room with integrated appliances, double glazing and gas-fired central heating.

From the communal landing adjacent to the entrance to the apartment, a lift provides direct access to the secure basement car park where there are two allocated spaces for No. 56. Outside, the gardens and communal grounds are well maintained and include an attractive central square with rosebed, clipped yew hedges, a water feature and plane trees.

Directions

From Godalming, proceed south on the A3100 for about 1.5 miles to the mini-roundabout at Milford. Take the first turning left into Church Road and continue past the church to the main roundabout. Take the first exit onto the A283, signposted Petworth and proceed through Witley village and continue up the hill to Wormley. Immediately after passing King Edward's School on the right, take the first turning right before the railway bridge into Brook Road. After about 300 yards, passing Station Lane on the left, turn right into Bridewell Close, which leads to Franklin Court. The entrance to No. 56 will be found in the first building on the right.
(Post code: GU8 5US)



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



APPROX. GROSS
INTERNAL FLOOR AREA :
1432 SQFT / 133 SQM

Energy Performance Certificate



56, Franklin Court, Worsley, GODALMING, GU8 5US

Dwelling type: Mid-floor flat
Date of assessment: 28 August 2012
Date of certificate: 28 August 2012

Reference number: 8322-1228-03/0-3128-6922
Type of assessment: RdSAP: existing dwelling
Total floor area: 133 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,512

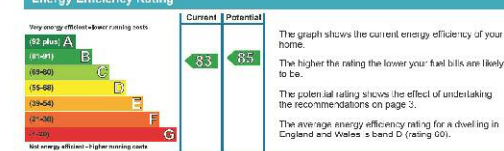
Over 3 years you could save: £165

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|-------------------|-------------------|---|
| Lighting | £380 over 3 years | £204 over 3 years | |
| Heating | £840 over 3 years | £873 over 3 years | |
| Hot Water | £270 over 3 years | £270 over 3 years | |
| Totals | £1,512 | £1,347 | You could save £165 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--|-----------------|------------------------------|---------------------------|
| 1. Low energy lighting for all fixed outlets | £120 | £162 | |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0209 123 1234 (stands of national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no upfront cost.

MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT

