



11 Edison House Flambard Way

Godalming Surrey GU7 1FF

Asking Price: £345,000 Leasehold

- No Onward Chain
- Short Walk of High Street & Main Line Station
- Spacious Open Plan Living Area/Kitchen
- Kitchen with Integrated Appliances
- Two Double bedrooms
- En-Suite Shower Room & Bathroom
- Utility/Storage Cupboard
- Security Entry System & Lift Service
- Underground Parking Space
- Attractive Communal Grounds

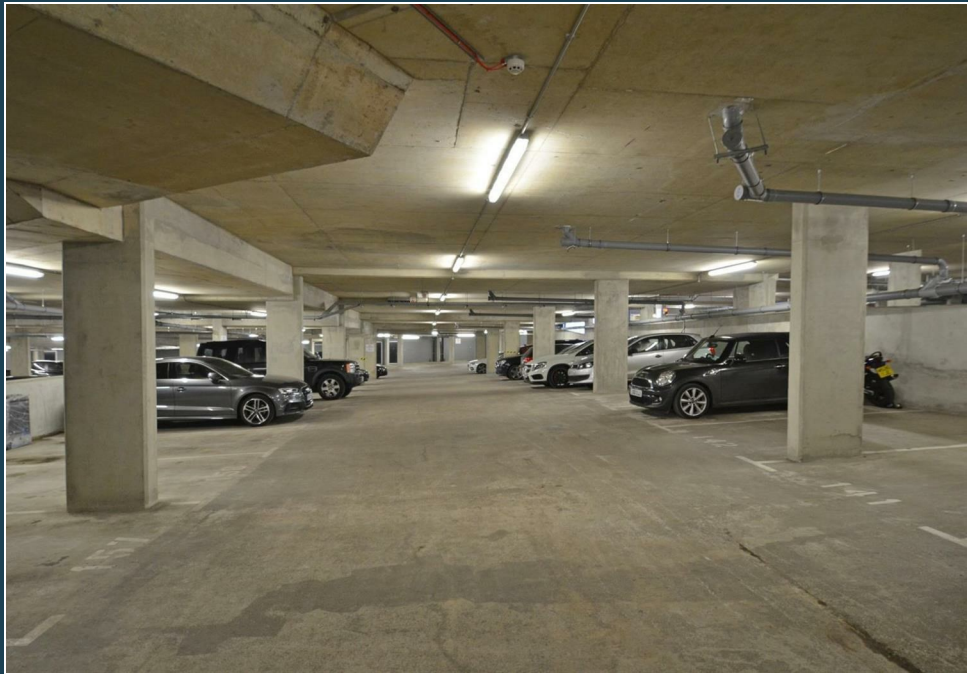


A fabulous two bedroom and two bathroom luxury apartment with secure underground parking forming part of this exclusive development constructed in 2016 to a high standard and specification. The development is conveniently located only a short walk of the High Street with its excellent shops, leisure, recreational facilities and main line station serving London Waterloo.









Godalming Main Line Station – 0.5 miles (Waterloo approx. 45 mins)

Godalming High Street – Short Walk of 150 Meters

Doctors – 0.9 miles Dentist – 150 Meters

A3 – 2.2 miles M25 – 15.5 miles M3 – 14.6 miles

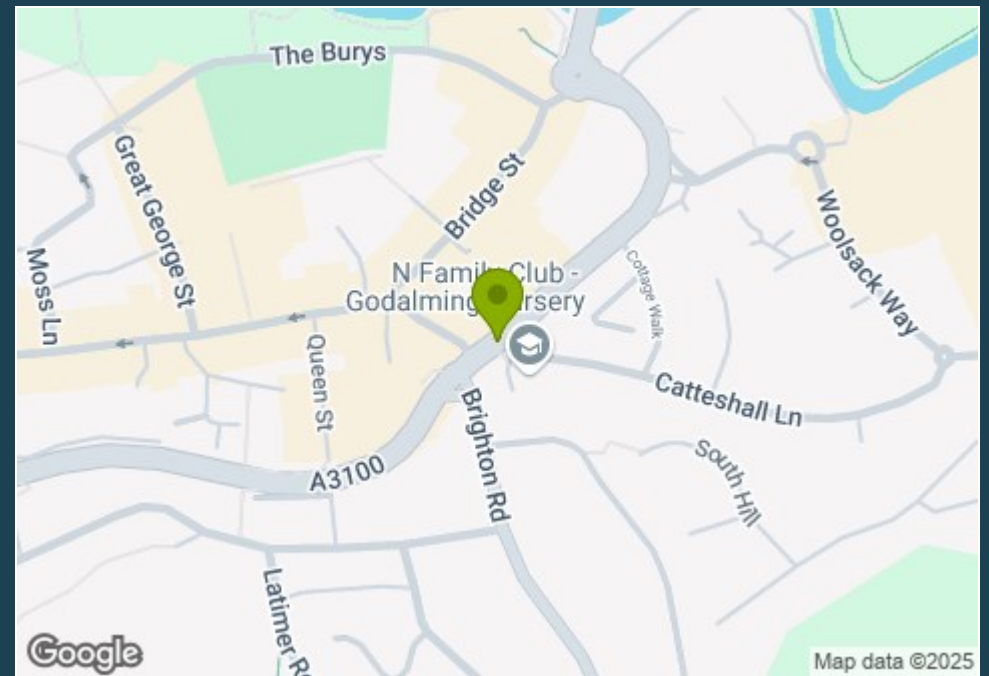
Council Tax Band - C Payable - £2138.83 (2024/25)

Energy Efficiency Rating B

Lease Term – 999 Years from 29/06/2017

Maintenance – £2696.66 (2024/25))

Ground Rent – £485 P.A.



Directions: From our office on Godalming High Street walk down the High Street and take the first turning on the left hand side into Wharf Street. Walk to the top of Wharf Street and cross Flambard Way at the pedestrian Crossing. Turn left and cross the top of Cattleshall Lane where the entrance to Edison House will be found in front of you.

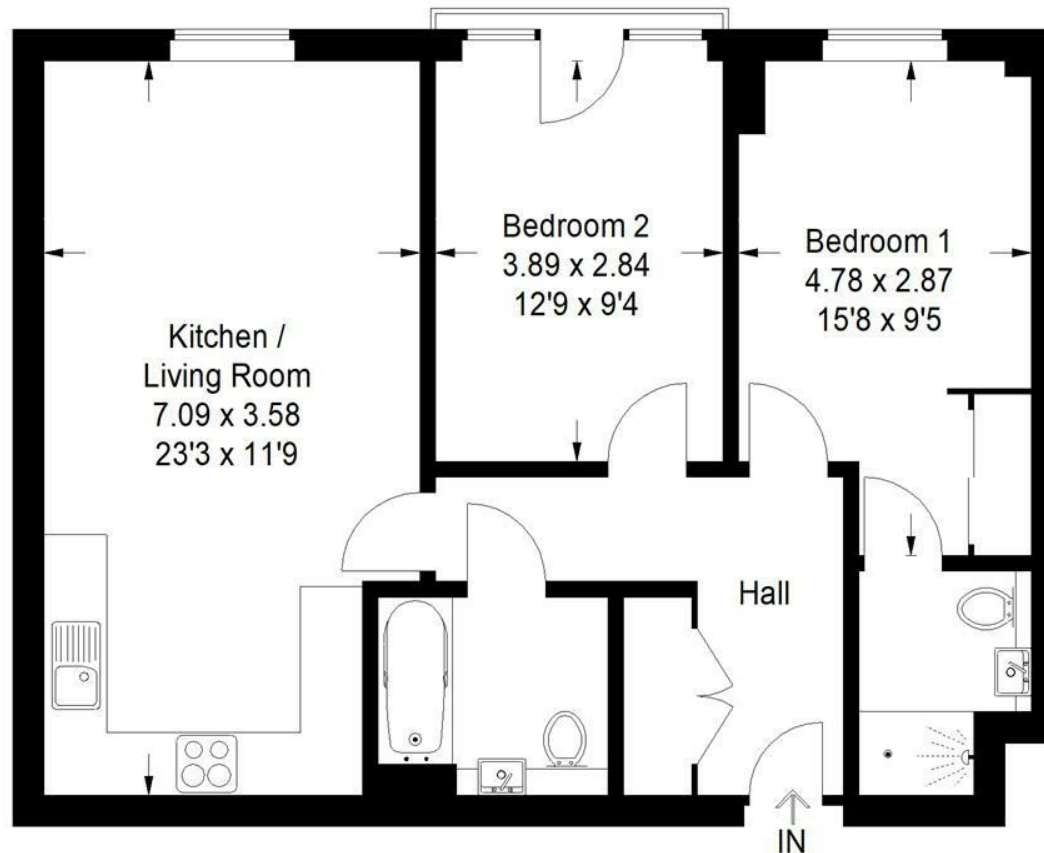


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.uk



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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
719 SQFT / 67 SQM**



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.