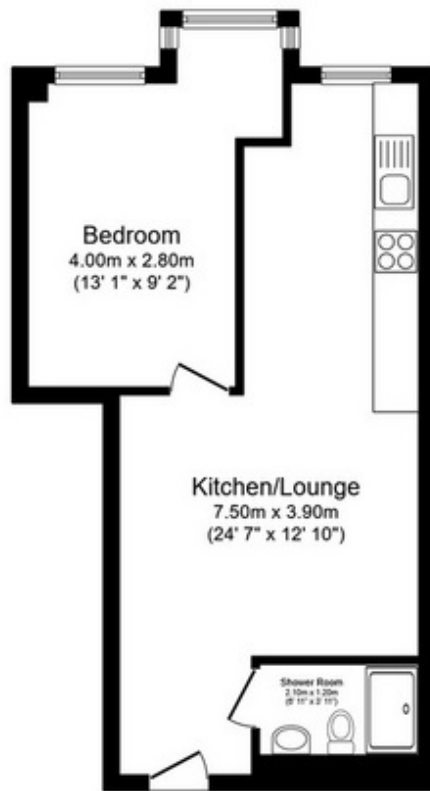




SALISBURY HOUSE, CATTERSHALL LANE, GODALMING, GU7 1JD

THIS FIRST FLOOR 1-BEDROOM FLAT FINISHED IN 2021 IS IN EXCELLENT CONDITION. LOCATED BETWEEN THE CANAL AND CATTERSHALL LANE, CLOSE TO SHOPS, MAINLINE TRAIN STATIONS AND WITHIN EASY REACH OF GODALMING.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		



Total floor area 41.8 sq.m. (450 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

SERVICES & TENANCY DETAILS

- TENURE - LEASEHOLD
- EPC RATING - D
- COUNCIL TAX BAND - B - £1,932
- LENGTH OF LEASE - 126 YEARS (LESS 3 DAYS) FROM 1 OCTOBER 2021
- GROUND RENT/SERVICE CHARGE - £1,227/YR
- SERVICES - THE PROPERTY HAS MAINS WATER, ELECTRICITY, ELECTRIC RADIATORS AND MAINS DRAINAGE.
- RENTAL POTENTIAL - £1,150PCM.

PROPERTY FEATURES

- OPEN-PLAN LIVING/DINING/KITCHEN
- FULLY FITTED KITCHEN WITH STONE-COLOURED HANDLELESS CABINETS
- CARPETED DOUBLE BEDROOM WITH FLOOR-TO-CEILING WINDOW RECESS AND SPACE FOR WARDROBES
- MODERN SHOWER ROOM
- 1 ALLOCATED PARKING SPACE NEAR THE ENTRANCE
- EV CHARGING POINT AVAILABLE
- BIKE STORAGE SHED AND COMMUNAL RUBBISH SHED
- WELL-MAINTAINED COMMUNAL AREAS WITH LIFT AND STAIRS ACCESS

THE AREA

- PEACEFUL RESIDENTIAL SETTING UNDER 1 MILE FROM GODALMING TOWN CENTRE
- SHOPS, RESTAURANTS, CAFES, AND LEISURE FACILITIES NEARBY (SAINSBURY'S ¼ MILE AWAY)
- SCENIC RIVER WEY TOWPATHS FOR WALKING AND RUNNING
- FARNCOMBE & GODALMING TRAIN STATIONS (JUST OVER 1 MILE)
- EASY ACCESS TO A3, M25, GATWICK & HEATHROW AIRPORTS
- NEARBY AMENITIES: MILL MEDICAL PRACTICE (340 YARDS), MILFORD HOSPITAL (1.8 MILES)

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL **REBECCA 07464 043 045.**