



Flat 3 Shadyhanger House 20 Shadyhanger Godalming, Surrey GU7 2HS **£1,550 PCM Unfurnished**

Spacious two bedroom apartment with far reaching views located towards the end of a quiet no through road within easy reach of Godalming town centre and main line station.. The freshly decorated accommodation comprises: steps leading to private front door; bathroom with shower over the bath; kitchen with appliances; double bedroom, large living room with bay window; double bedroom with wardrobes; gas central heating; terraced communal gardens; one allocated parking space. EPC rating D/58. Sorry no pets.



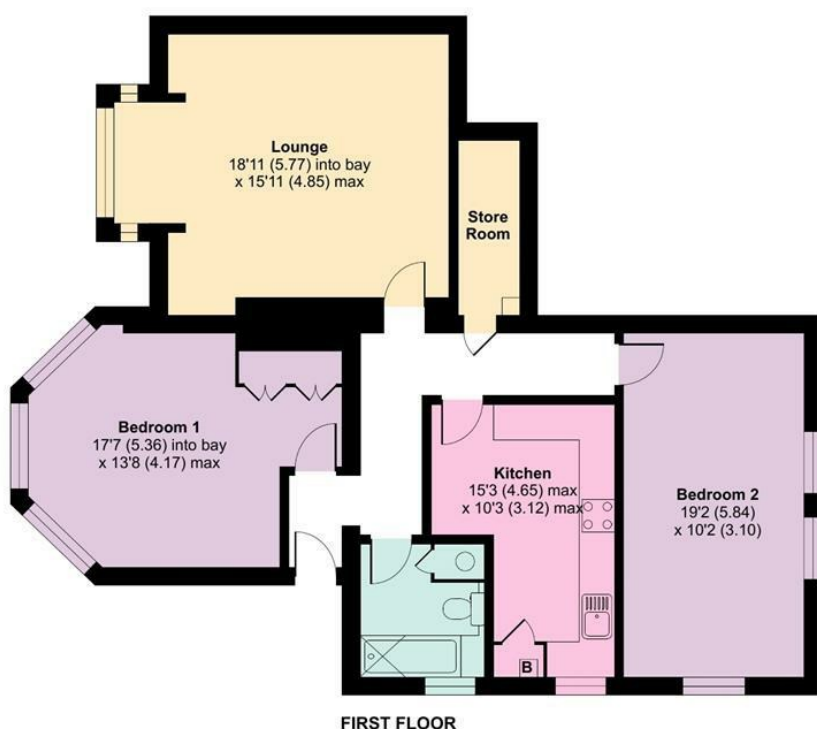
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the
Material Information

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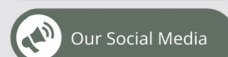
Approximate Area = 1045 sq ft / 97 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Wills and Smerdon. REF: 831407



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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