

Flat 8 St Pauls House 34 Electric Close

Godalming Surrey GU7 1WQ

Guide Price: £279,500 Leasehold

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- 999 Year Lease - No Ground Rent
- Short Walk of Town Centre - Set in a Peaceful Location
- Easy Reach of Main Line Station & River Walks
- Entrance Hall with Storage Cupboard
- Open Plan Living/Dining/Kitchen
- Good Sized Southwest Facing Balcony
- Double Bedroom with Fitted Wardrobes
- Bathroom
- Electric Heating & Double Glazed Windows
- Allocated Parking with Electric Charging Point



A one bedroom first floor apartment set in a small residential development, conveniently located within half a mile of the town centre. Built in 2022, internally the property offers high level specifications with bright and spacious rooms, including an impressive open plan living/dining/kitchen with direct access onto a balcony. The bedroom benefits from built in wardrobes and the bathroom is fitted with a combined bath and shower.

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Godalming Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Farncombe – 1.1 miles Godalming High Street – 0.5 miles

A3 – 3.7 miles M25 – 13.1 miles

Council Tax Band - C Payable - £2349.63 (2026/27)

Energy Efficiency Rating - C

No Ground Rent Payable

Annual Service Charge - £1,200

Lease - 999 Years from 01.01.2022

Private Drainage



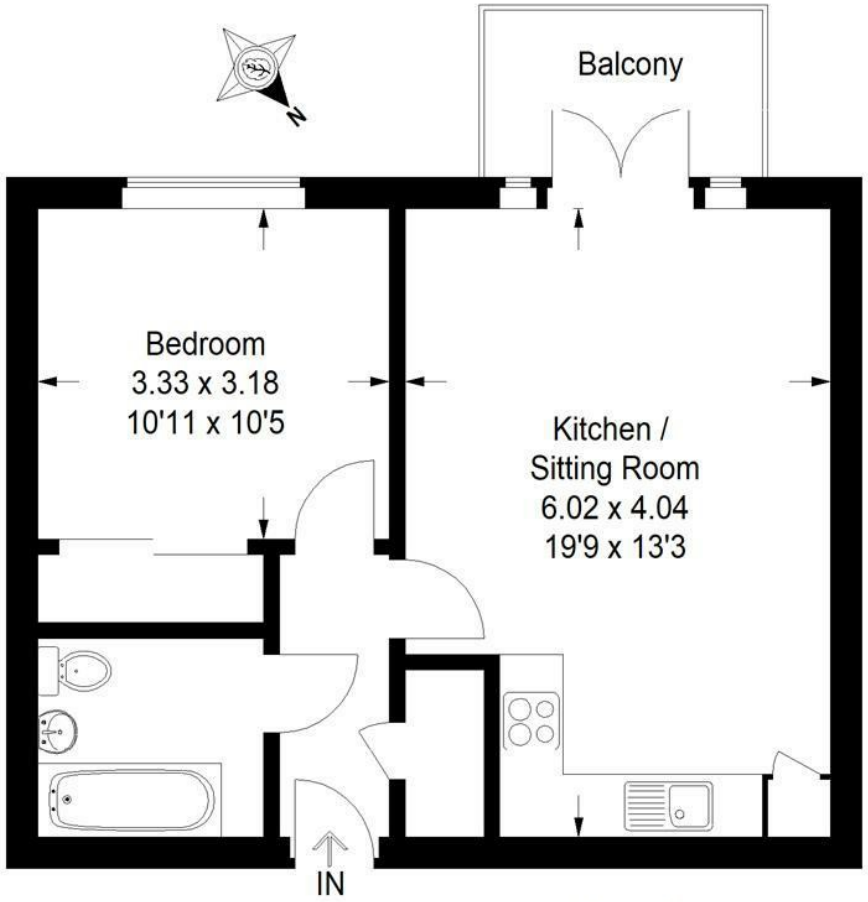


Directions: From our office in the High Street proceed down Bridge Street and at the first mini roundabout take the second exit into Flambard Way. At the first set of traffic lights turn left towards Sainsburys supermarket and at the mini roundabout take the third exit. At the next mini roundabout take the first exit into Catteshall Lane. Continue along Catteshall Lane and the turning for electric Close will be found after a short distance on your right hand side.



Electric Close, Godalming

Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is givenon square footage if quoted. Any figures quoted should not be used as a basis for valuation.

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.