



Admiral Way, Godalming, GU7 1QN

Guide Price £240,000

A bright one-bedroom apartment in a quiet Busbridge cul-de-sac, featuring an open-plan kitchen and living area, double bedroom with fitted wardrobe, modern bathroom, allocated parking, and communal gardens, conveniently close to Godalming town centre.



# Description

A well-presented one-bedroom apartment located on a private road in the highly sought-after area of Busbridge, offering a peaceful and private setting.

The property is accessed via a secure entry phone system and benefits from well-maintained communal areas. Internally, the apartment is particularly bright throughout, with multiple windows allowing an abundance of natural light into the living spaces.

The entrance hallway includes two generous storage cupboards, providing ample and convenient storage space.

The accommodation includes a spacious open-plan kitchen and living area, providing a well-proportioned main reception space. The kitchen overlooks a woodland and is fitted with a range of modern units and work surfaces, offering practical storage and preparation space. The washing machine and tumble dryer will be included in the sale.

The double bedroom is well-sized and bright and benefits from a large fitted wardrobe, providing excellent space storage. The property also features a modern bathroom, finished in a contemporary style with quality fittings.

Further benefits include gas central heating and double-glazed windows, contributing to comfort and energy efficiency throughout the property.

Externally, the apartment includes one allocated parking space, along with cycle storage facilities for residents. The development also benefits from well-maintained communal gardens, providing attractive shared outdoor space.

The property enjoys a quiet and calm setting while remaining just a short walk from Godalming town centre and station, where a range of shops, cafés, restaurants and everyday amenities can be found. Scenic nature walks are also right on the doorstep.

## First Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 47.8 sq. metres (514.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

