



36 Edison House, Flambard Way, Godalming, Surrey, GU7 1FF

Asking Price £400,000

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An immaculately presented, two bedroom fifth floor apartment, located in the sought after Edison House development in Godalming. Just a stones throw away from Godalming High Street and Godalming mainline train station, this property is perfect for a professional couple or small family.

Upon entering the development through the communal security entrance, you are met with an entrance lobby which holds the post boxes for the residents. Moving through, there is lift access to all floors of the building.

Coming through the front door of the property, you are met with a small entrance hall, and hallway which stretches the length of the property and provided access to all of the accommodation. Immediately to the right as you enter from the front door, is the fantastic sized open plan living room/kitchen and dining area. The kitchen boasts modern fitments with a variety of base and wall mounted units, along with integrated appliances. The living/dining area offers a large space for modern living and also has access onto the large balcony that overlooks the communal grounds.

Moving up the hallway, there are two good sized storage cupboards, one of which contains the washing machine. Further along to the left is the spacious modern bathroom suite, with bath and overhead shower. Towards the end of the hallway is the main bedroom which is a fantastic sized double, and benefits from a fitted wardrobe and ensuite shower room. The second bedroom is also a good sized double and also has access on the balcony.

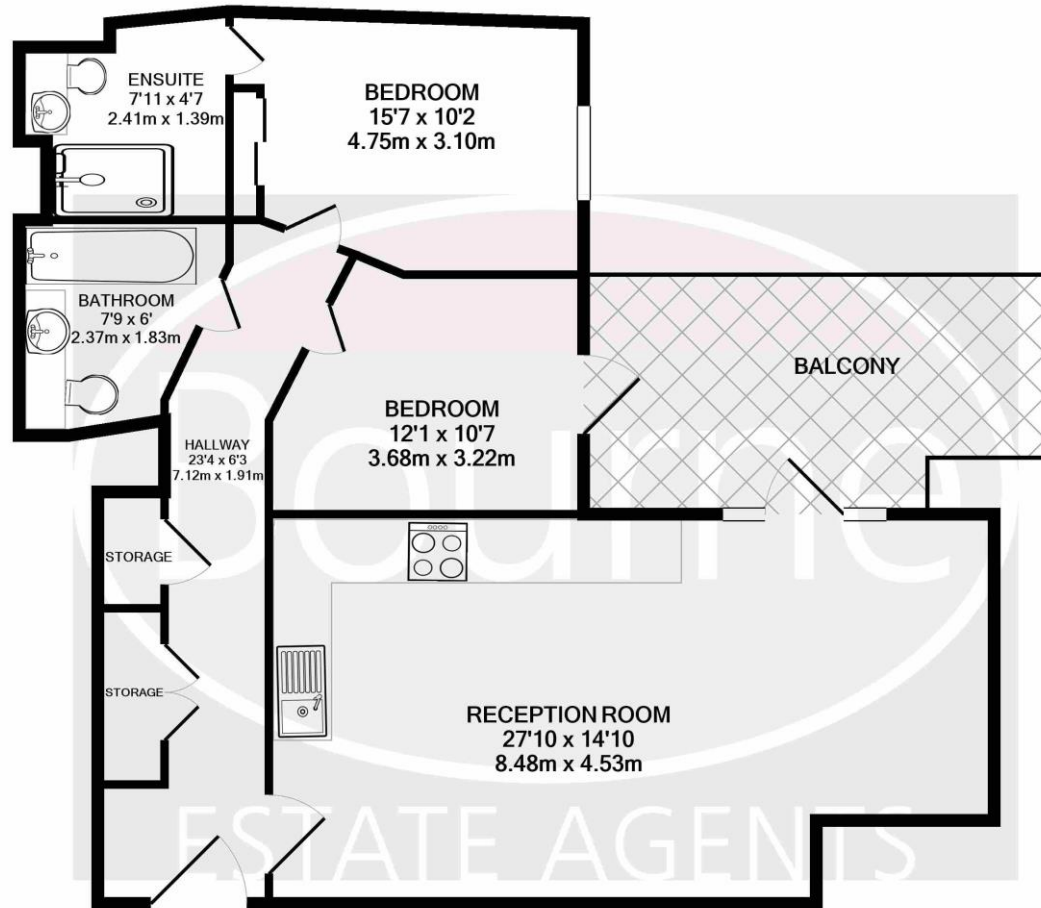
Outside, the property benefits from secure underground parking, security entry system and communal grounds to the rear of the development.

Service charge £3,639.32 pa reviewed 5 yearly
Ground Rent £485 pa reviewed 5 yearly
Remaining Lease Length 992
Council Tax Band D

- Immaculate Two Bedroom Apartment
- No Chain
- Modern Fixtures & Fittings Throughout
- Large Open Plan Living Room/Kitchen
- Two Double Bedrooms
- Modern Bathroom & En Suite To Main Bedroom
- Large Balcony
- Secure Underground Parking



Floorplan

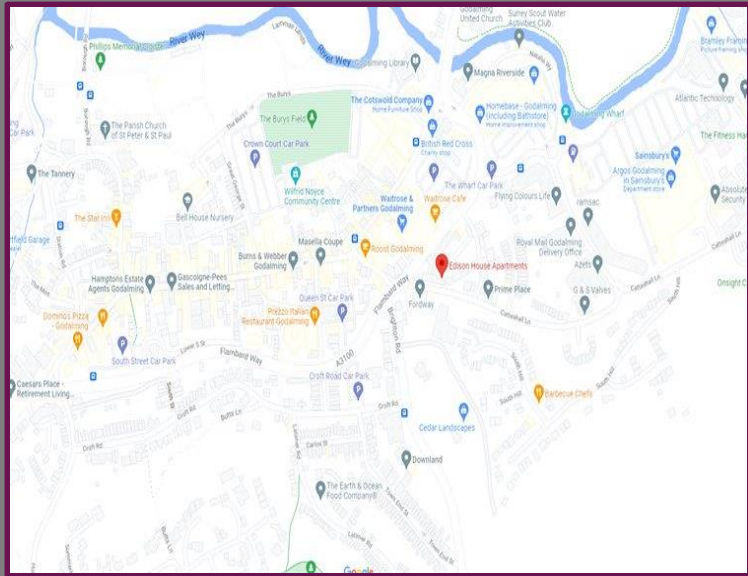


TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Edison House is situated within walking distance of the High Street of the market town of Godalming with an excellent array of shops, wine bars, restaurants, as well as two superstores. The main line railway station is close to the town centre and provides direct services into London Waterloo in approx 45 minutes. The A3 linking the M25 is 2 miles from the town centre. There is an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors, and good leisure facilities including swimming pools and health clubs, golf courses at Milford, Chiddingfold and Hurtmore while South Coast beaches are around 30 miles away. Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is approx 4 miles from Godalming, for which there are direct bus and train connections.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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