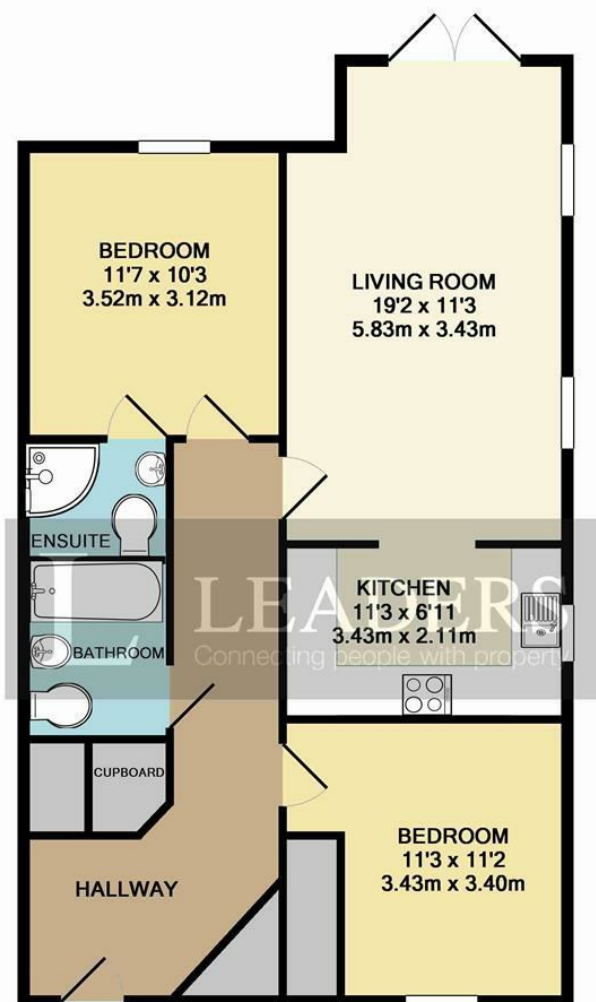


£325,000

Meadrow, Godalming







TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 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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INVESTORS ONLY.

A luxurious ground floor two bedroom apartment within a gated development situated close to Farncombe and Godalming train stations. The property has a large lounge with doors to a patio. The modern kitchen has fitted appliances and finished to a high standard. There is a spacious master bedroom with the added bonus of an en-suite shower room, and the second bedroom is also a generous double. There is also a modern fitted family bathroom decorated to a high standard. Outside there is a communal garden and an allocated parking space within a gated car-park. The property is let on an A.S.T and is currently achieving £1,250 per month.

View now to avoid missing out.

Living room

19'3" max x 15'7"

Sit back and relax in this spacious living room with space for a dining table and double doors out to the communal garden.

Kitchen

6'10" x 11'2"

This modern fitted kitchen has plenty of workspace and storage and space for appliances and has a light airy feel thanks to the window and the open plan layout to the living room.

Bedroom One

10'3" x 11'7"

Bedroom one is a generous size double with the added benefit of built in wardrobes and a modern en-suite shower room.

Bedroom Two

11'2" x 11'2"

Another generous double bedroom also with built in wardrobes. Great for a growing child or as a guest room.

Bathroom

Enjoy a hot soak after a hard days work in the family bathroom, which has been fitted and decorated to a high standard.

Outside

The double doors look out onto the communal garden which is a great spot to sit out on a summers afternoon. There is also an allocated space in the car park with private gated access.

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



Godalming



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