



11 Edison House Flambard Way
Godalming Surrey GU7 1FF
Asking Price: £325,000 Leasehold

- No Onward Chain
- Short Walk of High Street & Main Line Station
- Spacious Open Plan Living Area/Kitchen
- Kitchen with Integrated Appliances
- Two Double bedrooms
- En-Suite Shower Room & Bathroom
- Utility/Storage Cupboard
- Security Entry System & Lift Service
- Underground Parking Space
- Attractive Communal Grounds

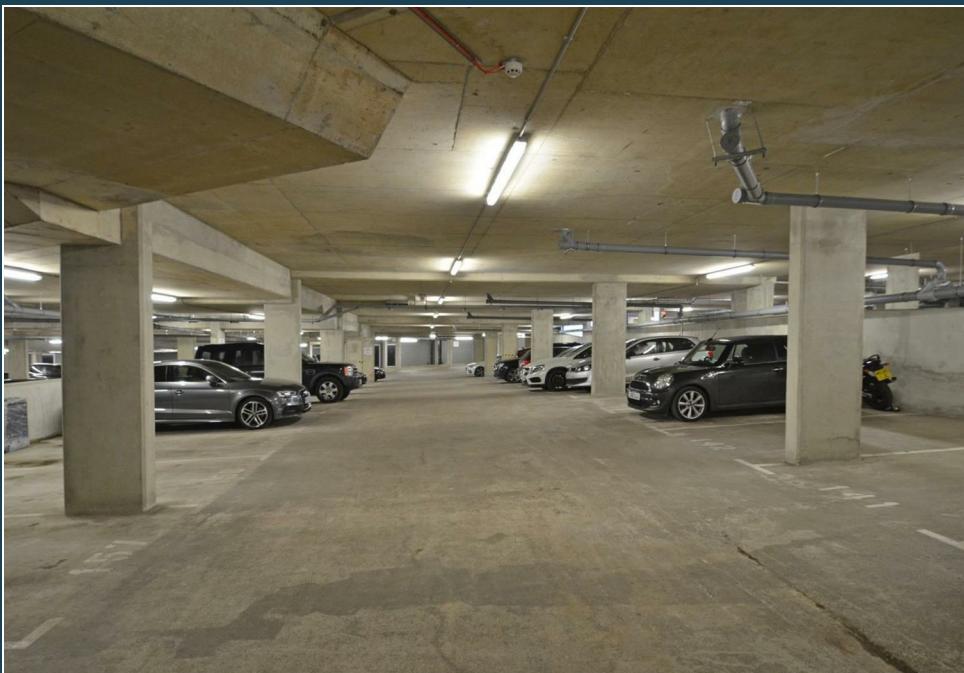


A fabulous two bedroom and two bathroom luxury apartment with secure underground parking forming part of this exclusive development constructed in 2016 to a high standard and specification. The development is conveniently located only a short walk of the High Street with its excellent shops, leisure, recreational facilities and main line station serving London Waterloo.









Godalming Main Line Station - 0.5 miles (Waterloo approx. 45 mins)

Godalming High Street - Short Walk of 150 Meters

Doctors - 0.9 miles Dentist - 150 Meters

A3 - 2.2 miles M25 - 15.5 miles M3 - 14.6 miles

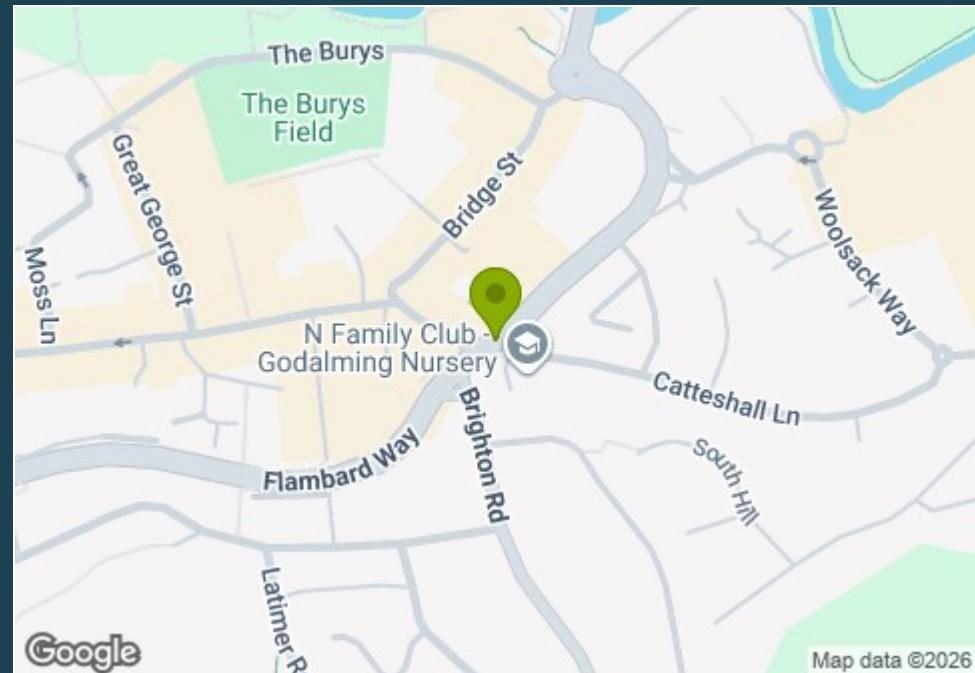
Council Tax Band - C Payable - £2138.83 (2024/25)

Energy Efficiency Rating B

Lease Term - 999 Years from 29/06/2017

Maintenance - £2696.66 (2024/25))

Ground Rent - £485 P.A.



Map data ©2026



Google

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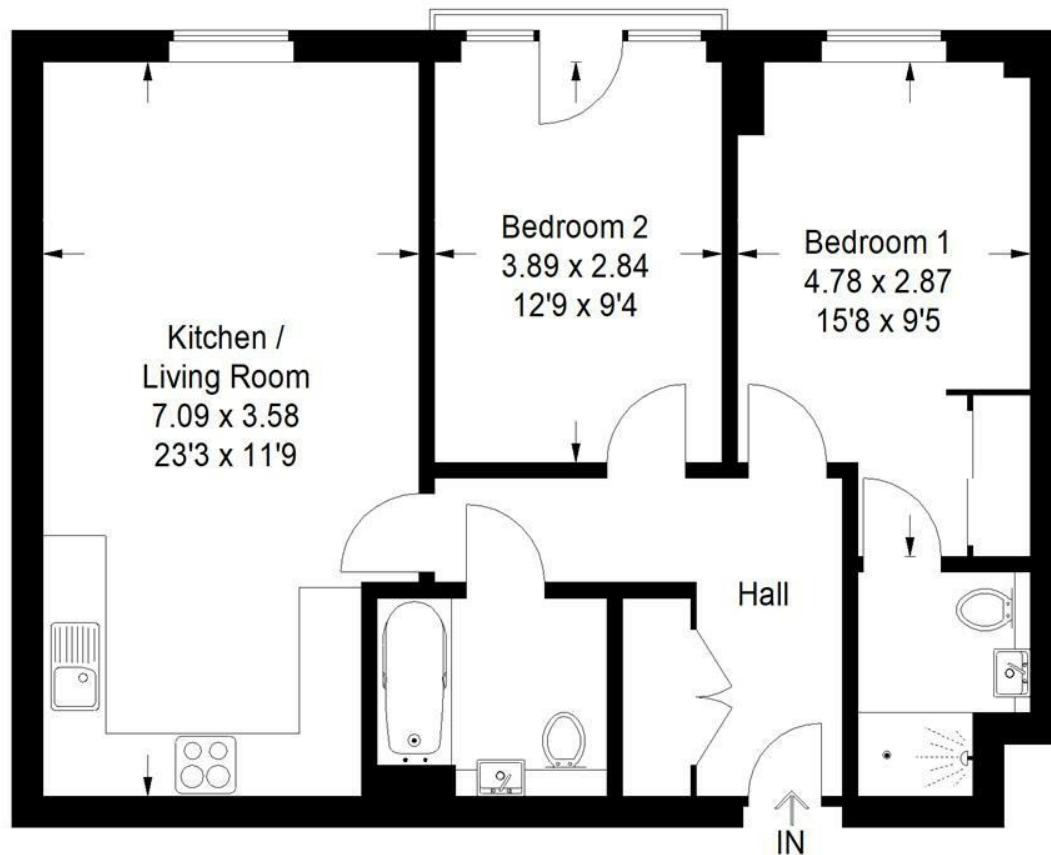
Directions: From our office on Godalming High Street walk down the High Street and take the first turning on the left hand side into Wharf Street. Walk to the top of Wharf Street and cross Flambard Way at the pedestrian Crossing. Turn left and cross the top of Catteshall Lane where the entrance to Edison House will be found in front of you.



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Godalming
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GU7 1EB

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

APPROX. GROSS
INTERNAL FLOOR AREA
719 SQFT / 67 SQM



PrimeLocation.com

