



# 46 Edison House Flambard Way

Godalming GU7 1FF

Asking Price: £279,950 Leasehold









- No Onward Chain
- Short Walk Of High Street & Main Line Station
- Open Plan Living Room
- Kitchen With Integrated Appliances
- Double Bedroom
- Stylish Bathroom
- Covered Balcony With Distant Views
- Security Entry System & Lift
- Underground Parking Space & Visitors Parking
- Attractive Communal Grounds



A bright and contemporary one bedroom third floor apartment in the heart of Godalming with a covered balcony enjoying fabulous views over Godalming and surrounding countryside. The property forms part of this exclusive development, constructed in 2016 to a high standard and specification, providing bright and well planned accommodation and benefitting from secure underground parking, visitor parking and attractive communal gardens. The property occupies a great location, only a short walk from the High Street, with its excellent shops, restaurants, leisure and recreational facilities, as well as nearby bus routes and the mainline station.















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 - £2,239.94 (2025/26)

Energy Efficiency Rating B

Lease Term – 999 Years with 990 Years Remaining

Maintenance – £1970.90p PA

Ground Rent – £345 P.A.



Directions: From our office walk down Godalming High Street and take the first turning on the right 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.





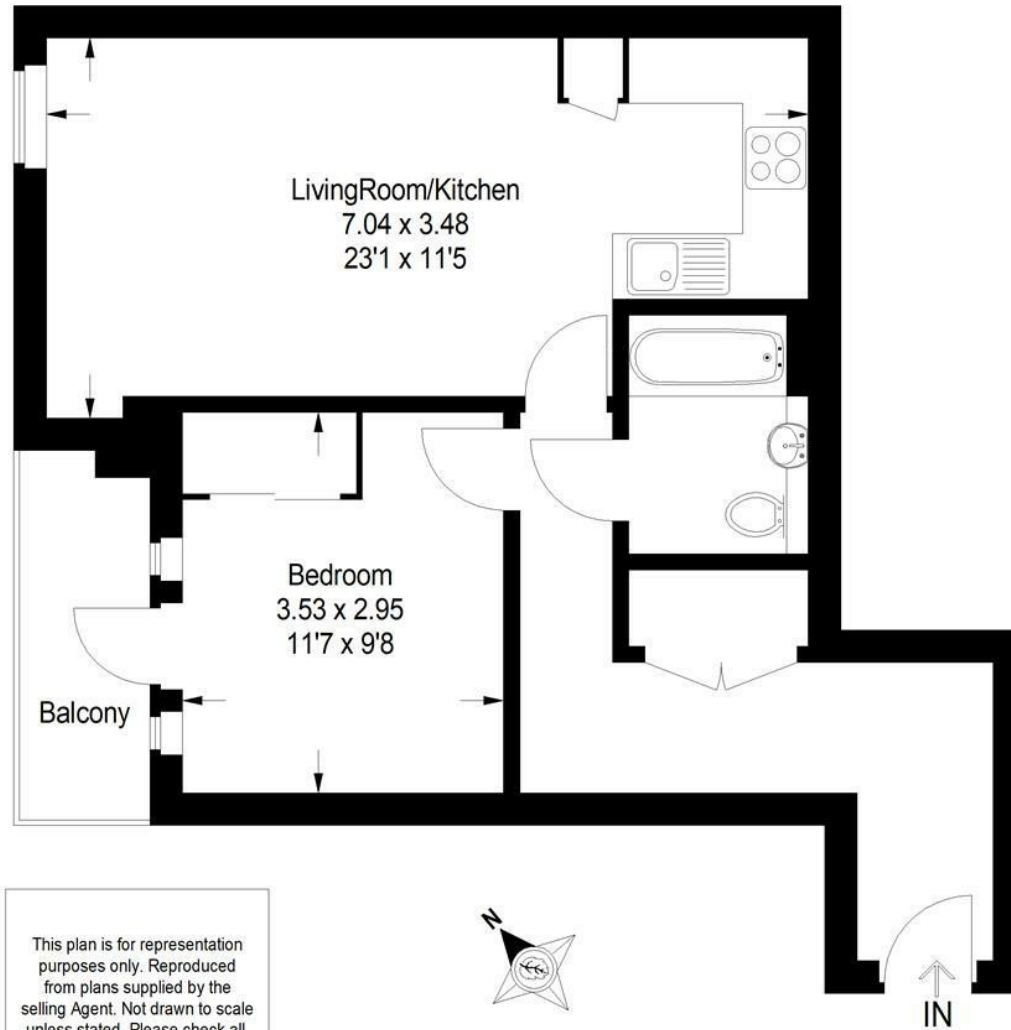


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This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage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

Approximate Gross Internal Area  
48 sq m / 522 sq ft

Third Floor

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.