



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

1 Bed Flat In Flat 2 High Street, Godalming, GU7 1DU

£1,300 Monthly



Ref:8281





SHORT DESCRIPTION

Property Ref: 8281 A quiet and secluded fully furnished apartment in the middle of Godalming High Street, which has recently undergone a complete refurbishment. It comprises a living and dining area, with a good-sized bedroom with an ensuite shower room. The apartment provides a wonderful feeling of calm for a live-work unit, close to the amenities of the High Street and a short 10-minute stroll to the main station, 45 minutes to Waterloo. The High Street now has a business lounge close by for meetings,, excellent range of coffee shops and 7-11 mini supermarket opposite plus a great gym for new year resolutions. Air conditioned and reverse cycle heating.The flat is situated in one of the oldest buildings in Godalming being part of the George Inn. The total floor area is 38 square meters. Ideal work space area for WFH.. Property Type: Flat Full Renting price: £1300.00 Pricing Options: Fixed Price Tenure: 24 months Council tax band: C EPC rating: E Measurement: 409.029 sq.ft. Outside Space: N/A Parking: On street Heating Type: Air Conditioning,Electric Heating -----

1

Bed Room(s)

1

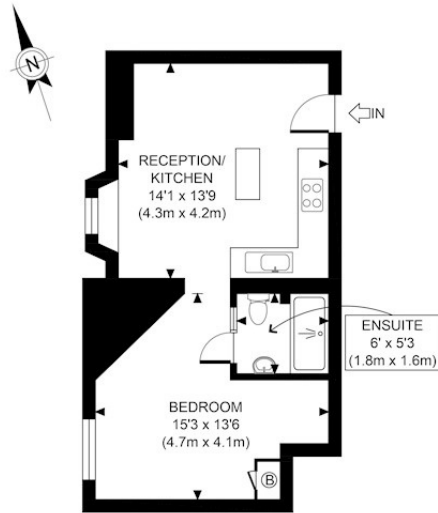
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 407 SQ FT

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	38 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	48 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

