

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £1,350 per month

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



KEY FEATURES

- FIRST FLOOR APARTMENT • OPEN PLAN LOUNGE/KITCHEN • MASTER BEDROOM • EN SUITE SHOWER ROOM • BEDROOM TWO • BATHROOM • SECURE ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING: B84

Description

Located within walking distance of the charming market town of Godalming, this light and airy first floor apartment forms part of this stunning development.

The accommodation comprises of communal entrance with secure post boxes and entry system, communal stairs and lift to all floors, personal front door to entrance hallway with storage cupboard, open plan reception room with contemporary kitchen units incorporating integrated appliances, master bedroom with double wardrobes and en suite shower room, further second bedroom with south facing balcony and master bathroom. The property also benefits from having gas heating, double glazing & secure allocated parking space.

Additional Information: These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

