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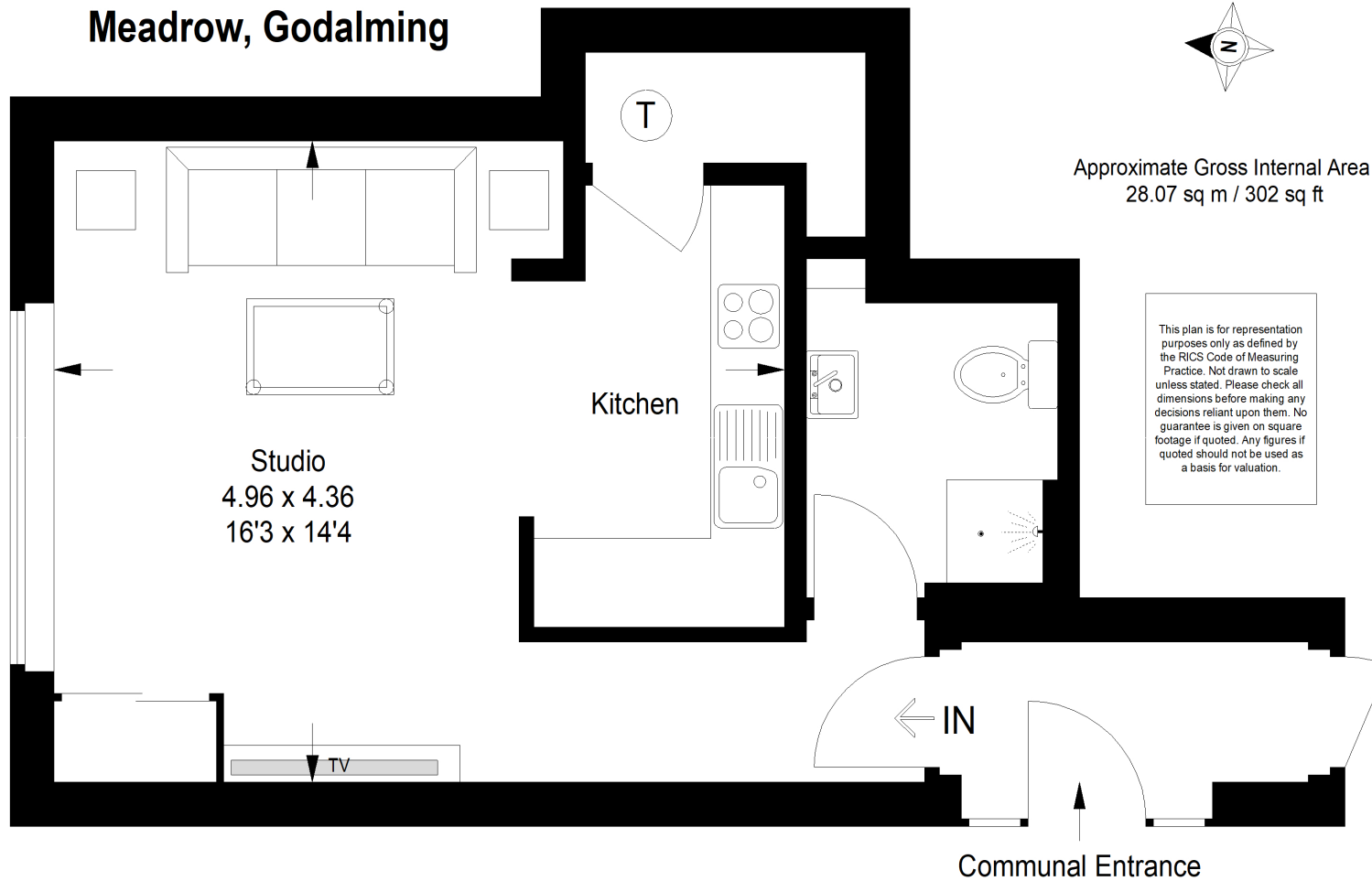
17 High Street  
Godalming  
Surrey GU7 1AZ

£169,950

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## Meadrow, Godalming



FLAT 1 LAMMAS GATE,  
84A MEADOW, GODALMING,  
SURREY. GU7 3HT.

A brand new interior studio apartment presented in immaculate condition and fitted to a very high specification. A great purchase for either a first time buyer or investment buyer. EPC rating D. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

KEY FEATURES:

- \* Shaker style kitchen with integrated Bosch and Hotpoint appliances
- \* Security sensor lighting
- \* Intercom entry system
- \* Double glazed window
- \* Shower room - beautifully presented
- \* Solid wood panelled doors
- \* Share of Freehold
- \* Lease of 968 years remaining
- \* Service Charge estimate for 2019 - £502.
- \* 10 year Buildzone Warranty

The accommodation comprises:

COMMUNAL ENTRANCE DOOR: With security sensor lighting, intercom entry system.

ENTRANCE LOBBY: With solid wood panelled door to:

ENTRANCE HALLWAY.

STUDIO AREA: Front aspect UPVC double glazed window with further sliding secondary glazed window, stylish wall mounted electric heater, halogen down lighters, BT point, TV point, fitted double wardrobe.

Squared archway to::

KITCHEN: Newly fitted with shaker style eye and base level cupboards and drawers with concealed lighting, inset stainless steel sink unit with mixer tap and drainer, four zone induction 'Bosch' hob with extractor hood above, integrated 'Bosch' oven, integrated fridge/freezer, slimline dishwasher and washing machine. Walk-in storage cupboard also housing hot water tank.

SHOWER ROOM: Beautifully presented with walk-in shower cubicle, vanity sink unit, low level w.c., shaver socket, recess fitted shelving, heated towel rail, halogen down lighters, fully tiled walls.

LEASE DETAILS:

Share of Freehold

Length of Lease: 968 years remaining

Service Charge: Estimate for 2019 - £502.

Ground Rent: n/a.

VIEWING: Strictly by appointment through Masella Coupe Estate Agents.

IMPORTANT NOTE: For clarification we wish to inform prospective purchasers that we have not carried out a detailed survey nor tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. We have not checked the legal documents to verify the freehold/leasehold status of the property. Purchasers are advised to obtain from their solicitor or surveyor.

Websites:

[www.masellacoupe.co.uk](http://www.masellacoupe.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.findaproperty.co.uk](http://www.findaproperty.co.uk)



Financial Services available



Estate Agents

17 High Street, Godalming, Surrey GU7 1AZ

To arrange a viewing or for further information contact us via phone, email or through our website.

[www.masellacoupe.co.uk](http://www.masellacoupe.co.uk) email: [sales@masellacoupe.co.uk](mailto:sales@masellacoupe.co.uk)

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