



Lady Garden Cottage
Catteshall Lane, Godalming,

£775 pcm

Large, first floor one bedroom flat. Excellent condition, big kitchen diner. Walk in wardrobe. Walking distance of the High Street and off-street parking for one car.



Property Features

- Available Now
- Super Spacious
- Large Kitchen / Diner
- Off Street Parking
- Brand New Bathroom
- Beautifully Presented
- First Floor
- ****SINGLE OCCUPANCY****
- Bonus Walk in Wardrobe

Full Description

FULL DETAILS

If you are looking for a large 1 bedroom then this is the perfect flat.

The super-size kitchen / diner has several base and wall mounted units with plenty of worktop space. There is an oven, hob and extractor and space for a fridge freezer.

A washing machine and tumble dryer are also provided. They are located in the utility area, shared with the next door flat. The massive advantage to this - along with not having these appliances taking up space - is that the electricity for both the washing machine and the dryer are included in the rent.

The living room has a large window letting in lots of

light, and two smaller porthole style windows.

At the end of the hall is the double bedroom. With double aspect windows this rooms is bright and airy, and comes with fitted wardrobes.

The bathroom is brand new. With a WC, hand basin, panel enclosed bath and shower over, this room is full tiled and finished to a very high standard making it both relaxing and practical.

BONUS AREA - an excellent feature of this property is the hidden extra large "walk in wardrobe / study". There is no window so can not count as a room.

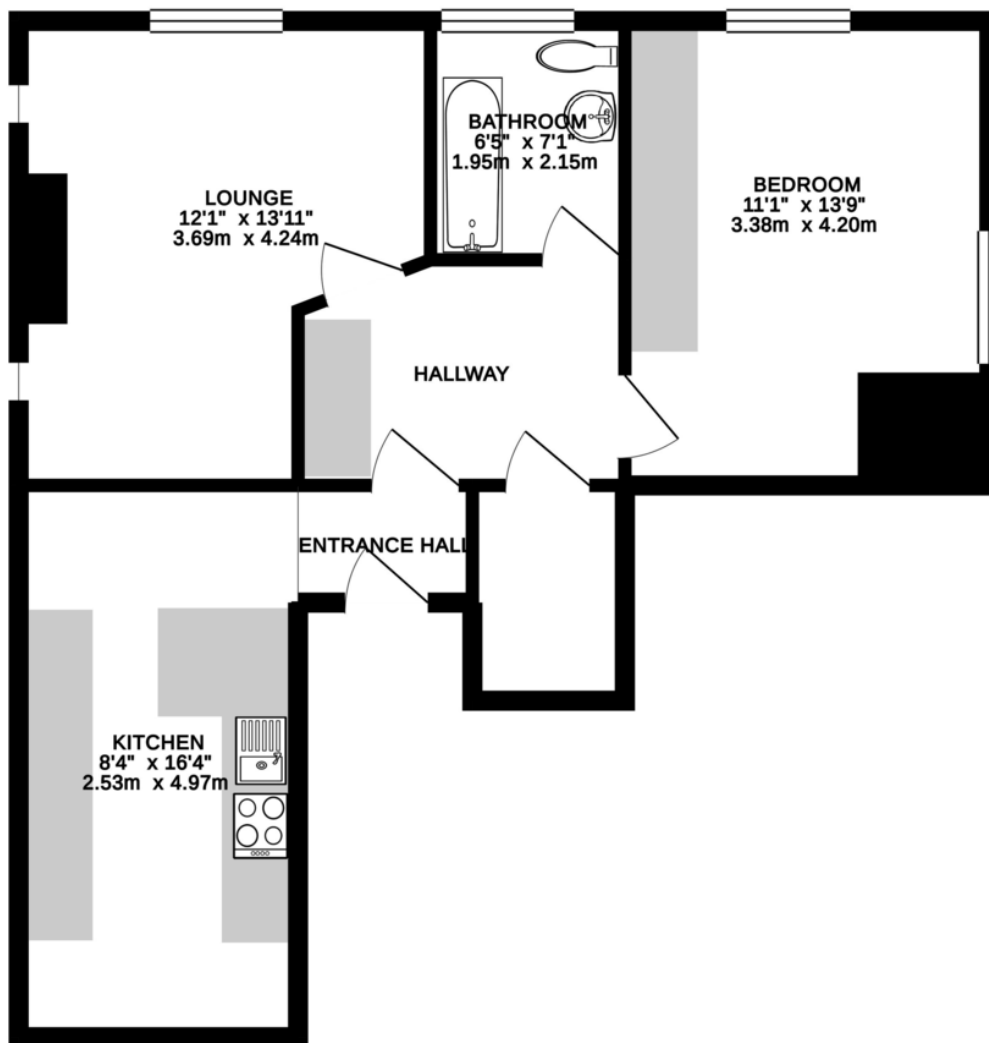
The property has some furnishing but there is flexibility with this.

Walking distance of both Godalming and Farncombe mainline station and the High Street, this flat is in a great location.





GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements