

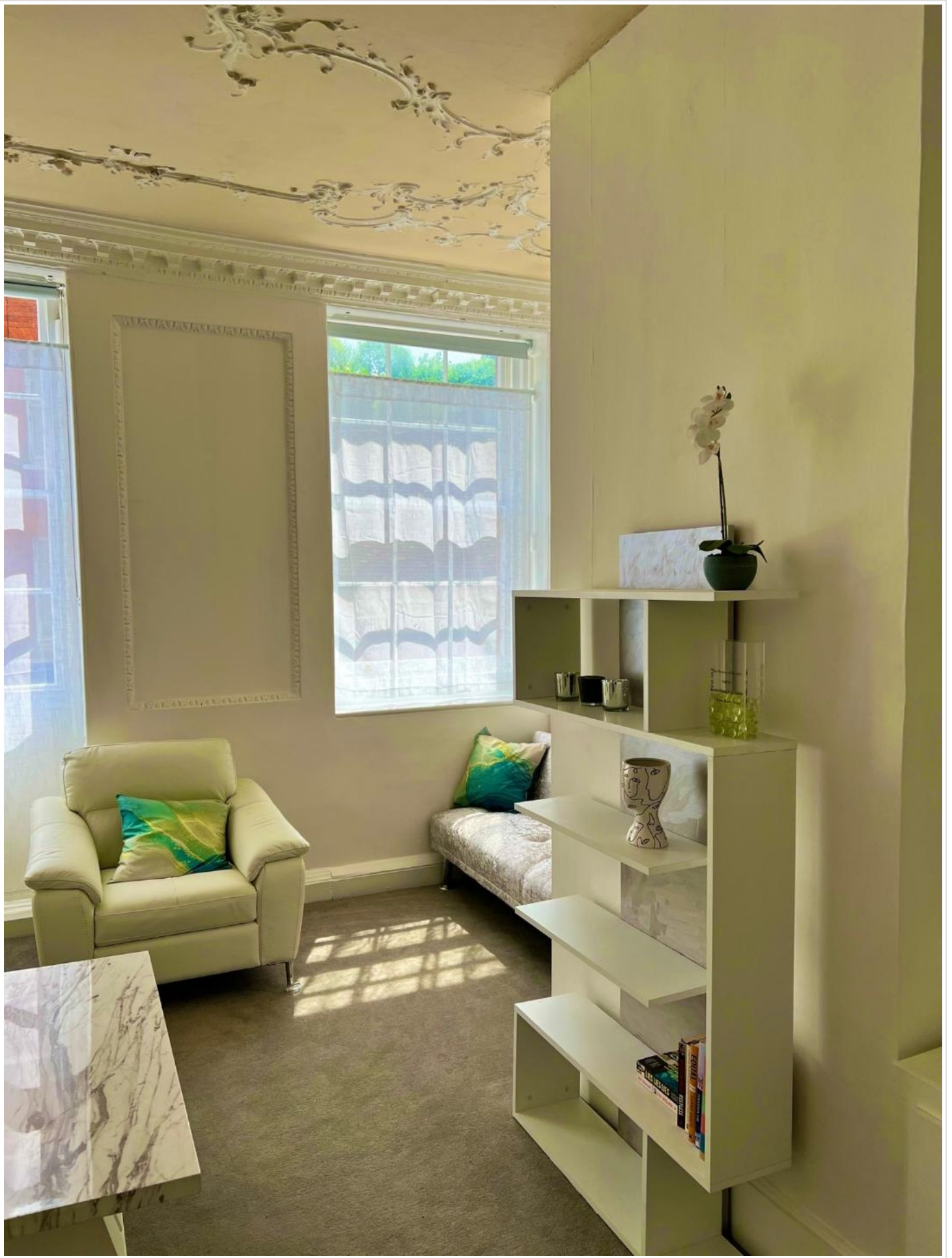


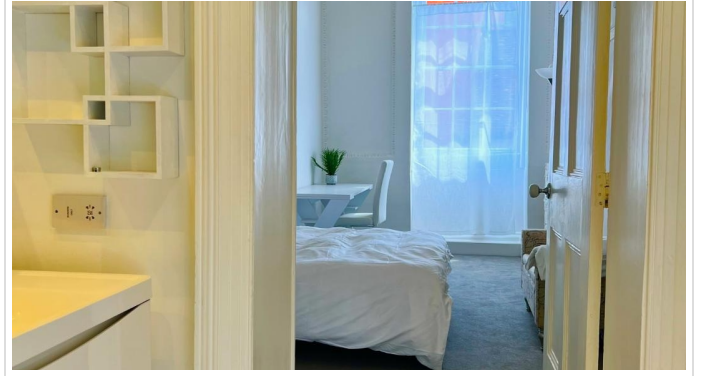
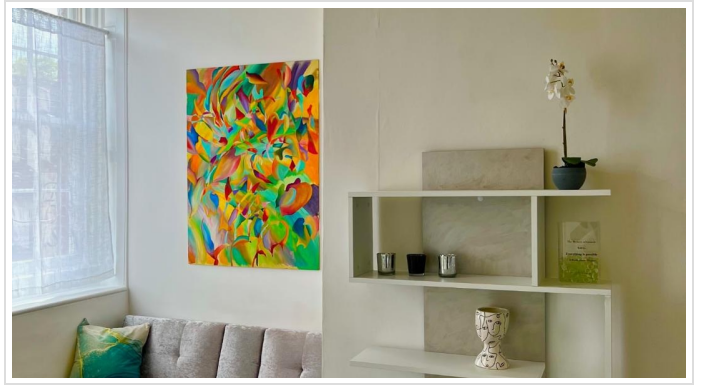
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1 Bed Apartment In 64A High Street Godalming, Godalming, GU7 1DU

£1,400 Monthly





## **SHORT DESCRIPTION**

Property Ref: 11714 Council Tax Band: B Weekly Rent: £346 EPC: D Deposit: £1700 A superb fully furnished flat , in a Georgian building with a wonderful listed high ceiling, which has been fully refurbished to a good standard with brand new furniture throughout. The property is located in the heart of the town Centre and is close to all facilities including supermarkets and up market coffee shops. The accommodation is light and airy with lovely Georgian sash windows and consists of an entrance hall, separate fully fitted kitchen, large living room with dining area, generous double bedroom with study area, and bathroom with shower. Fully furnished and basic kitchen equipment including dishwasher and washing machine. The flat provides a tranquil feeling and is ideal for a professional couple. Reverse cycle aircon. Secondary double glazing to be installed in bedroom shortly for sound insulation.

**1**

**Bed Room(s)**

**1**

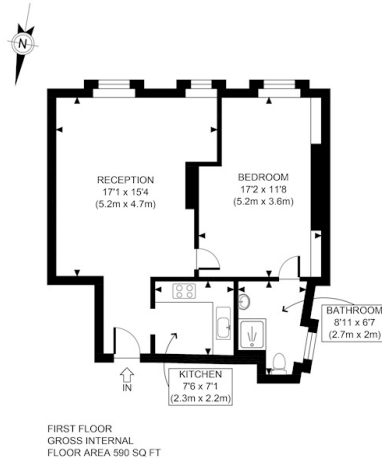
**Bath Room(s)**

**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.



|   |                             |
|---|-----------------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 590 SQ FT / 55 SQM  | High St                     |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date: 18/11/21<br>photoplan |

## 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.

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

[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             | 60 D    | 61 D      |
| 39-54 | 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

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