



## FLAT 2, SALISBURY HOUSE, GODALMING

THIS GROUND FLOOR ACCESSIBLE FLAT OFFERS A SPACIOUS HALLWAY, OPEN PLAN LIVING/DINING/KITCHEN, WITH A SEPARATE BEDROOM, DRESSING ROOM AND SHOWER ROOM. THE BEDROOM OFFERS A FLOOR TO CEILING WINDOW RECESS ALLOWING LOTS OF LIGHT INTO THE ROOM.

# PROPERTY FEATURES

## HOUSE

- RECENTLY CONVERTED 1 BEDROOM FLAT AND DRESSING ROOM.
- KITCHEN WITH STONE WORKTOPS AND UPSTANDS.
- BATHROOM – SHOWER ROOM WITH LIGHT UP MIRROR,
- THE FLOOR THROUGHOUT THE FLAT IS WOOD EFFECT EASY TO CLEAN.
- HEATING - ELECTRIC PANEL HEATERS
- LED DOWNLIGHTS THROUGHOUT
- PRE-WIRED FOR PHONE, TV AND SKY.

## OUTSIDE

- TWO DESIGNATED PARKING BAYS
- FAST CHARGE ELECTRIC VEHICLE CHARGING POINTS
- CYCLE STORAGE
- SECURE ENTRY VIDEO PHONE SYSTEM

## THE AREA

- GODALMING IS A MARKET TOWN SET ON THE BANK OF THE RIVER WEY, WITH ITS TOW PATHS AND COUNTRYSIDE BEYOND. GODALMING ITSELF HAS HISTORIC STREETS AND A HIGH-STREET WITH WELL KNOWN AND INDEPENDENT SHOPS, CAFES AND BARS.
- GUILDFORD – 4 MILES (15 MINS BY CAR & 6 MINS BY TRAIN)
- TRAIN STATION - FARNCOMBE AND GODALMING RAIL STATIONS APPROX. 1 MILE FROM THE FLAT- PORTSMOUTH (47 MINS)
- THE PROPERTY IS EASY ACCESS TO THE A3 DUAL CARRIAGEWAY WITH ACCESS TO LONDON (36 MINS APPROX.) AND M25.
- THE TOWN CENTRE IS EASY WALKING DISTANCE WITH ITS RANGE OF SHOPS AND FACILITIES.
- SAINSBURYS IS APPROXIMATELY ¼ MILE AWAY AND THE TOWN CENTRE IS UNDER 1 MILE.





