



Flat 3 Shadyhanger House 20 Shadyhanger Godalming, Surrey GU7 2HS **£1,695 PCM Unfurnished**

Spacious two bedroom apartment with far reaching views located towards the end of a quiet no through road within easy reach of Godalming town centre and main line station. The accommodation comprises: steps leading to private front door; bathroom with shower over the bath; kitchen with appliances; double bedroom, large living room with bay window; double bedroom with wardrobes; gas central heating; terraced communal gardens; one allocated parking space. EPC rating D/58. Available October 18th.



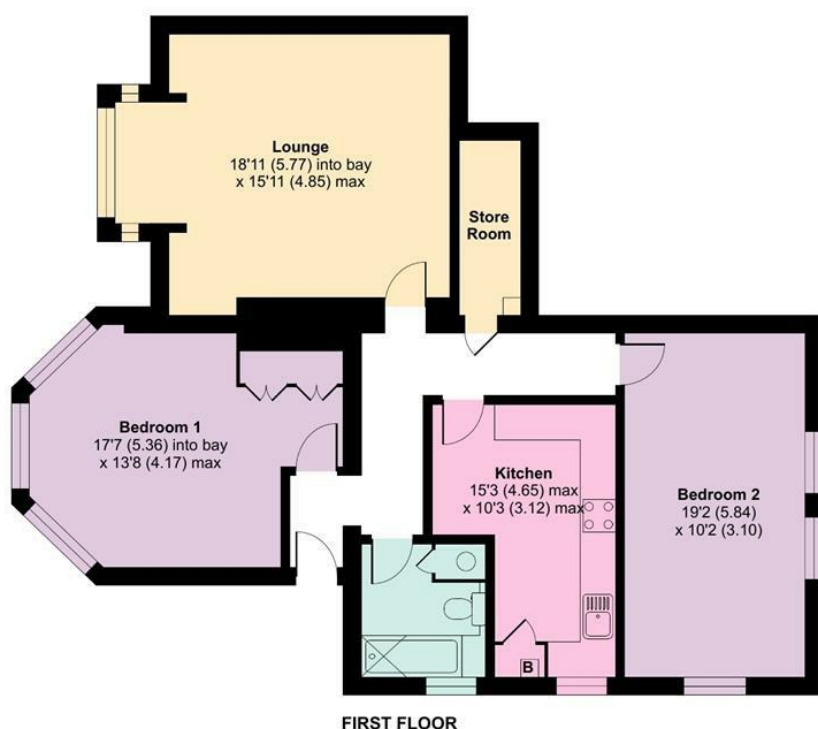
6 Station Parade, East Horsley, Surrey, KT24 6QN

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Scan the QR code for the
Material Information

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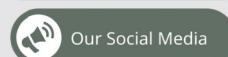
Approximate Area = 1045 sq ft / 97 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Wills and Smerdon. REF: 831407



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	58	72
England & Wales		
EU Directive 2002/91/EC		



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