



## 21 Ladymere Place Godalming, Surrey, GU7 1AH

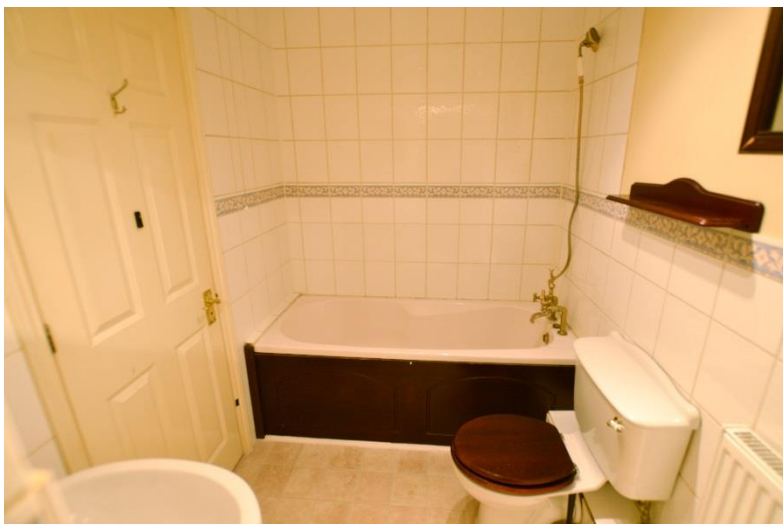
£850 Per Calendar Month

A smart and spacious 1 bedroom apartment located on the ground floor of this gated development in the centre of Godalming. The location is a just a stone's throw from the excellent High Street amenities which include a comprehensive range of shops, bars, restaurants and the main line station.

EPC Band C. Available Immediately. Regrettably No Pets, No Smokers and No Sharers.

- Ground Floor Apartment In Gated Development
- Living Room
- Fully Fitted Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Resident And Visitor Parking
- Double Glazed
- Gas Central Heating
- Fees Apply





## LOCATION

Godalming town centre is situated close by and provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Main Line Stations is located within a few hundred metres and provides frequent services to London Waterloo in approximately 45 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

Sporting and recreational facilities are well catered for at Godalming Leisure Centre, which also offers a driving range and golf course as well as squash and tennis courts. For walkers there are many areas of outstanding natural beauty including common and heath land owned or managed by The National Trust. There is a varied choice of private and state schools in the town serving all age groups.

## TENANCY FEES

Single Tenancy £200.00 + VAT

2 x tenants £300.00 + VAT

Guarantor fee of £50.00 + VAT (per guarantor)

Holding Deposit £200

Inventory Fee – 1 Bedroom Flat £75 + VAT

## TENANCY DEPOSIT

Equal to six weeks rent which is held throughout the tenancy. Warren Powell-Richards hold all deposit in the My-Deposit Scheme. My Deposits is a Government authorised deposit protection scheme.

## VIEWINGS

Strictly by confirmed appointment with the Agents

Office hours: Mon - Fri 9am - 6pm      Saturday 9am - 5pm

Viewing is by prior arrangement.  
47 High Street, Godalming, Surrey, GU7 1AU  
Tel: 01483 478199

Email: [godalming@wprhomes.co.uk](mailto:godalming@wprhomes.co.uk)  
[www.wprhomes.co.uk](http://www.wprhomes.co.uk)

warren  
powell-richards

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