



## Farnham

Guide Price £389,950 Share of the Freehold

A very well presented, extremely spacious first floor apartment with 2 bedrooms, 2 bath/shower rooms, a large sitting/dining room with balcony, garage and well-tended gardens, situated within a walk of both the town and station. EPC C



This first floor apartment has exceptionally spacious accommodation which is offered in good decorative order. The entrance hall is larger than in most houses in this price range, and has attractive wood effect flooring which flows into many of the other rooms. The bright sitting room has a dining area with a balcony, and takes in views of both the college playing fields and Farnham castle. The master bedroom is a superb size and offers built-in wardrobes and an en-suite shower room. Bedroom 2 is a further double room and again has views over Farnham and the castle. There is a bathroom with under floor heating, and the property has gas central heating and double glazing. The communal gardens are extremely well tended, creating a delightful setting for this home, and the single garage is an added benefit. This is a beautiful apartment with lovely views from all of the windows.

Communal Security Entrance with stairs up to the first floor.

Entrance Hall with wood effect flooring, coats cupboard, airing cupboard and security intercom.

Sitting/Dining Room which is bright and enjoys views over college playing fields and Farnham castle. The dining area has sliding doors which lead out onto a balcony.

Kitchen with white high gloss units and ample work surfaces. Space

and plumbing is provided for a washing machine and dishwasher and there is a double oven and electric hob with extractor over.

Bedroom 1 - A large double room with views and built-in wardrobes.

En-Suite Shower Room with tiled floor, wash basin with storage below, shower cubicle, low level w.c. and heated towel rail.

Bedroom 2 - Another double room with views and built-in wardrobe.

Bathroom with under floor heating, panelled bath with shower over, wash basin with storage below and heated towel rail.

Lease: 999 from 1982

Service charge: Approx £1,750 per annum

- Delightful first floor apartment
- Exceptionally spacious with accommodation approaching 950 sq ft
- 2 Bedrooms (master en-suite)
- Large sitting/dining room
- Well-tended communal gardens
- Single garage

- Walk to the town and station

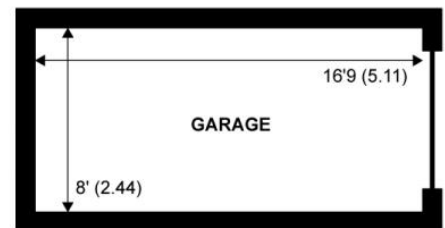
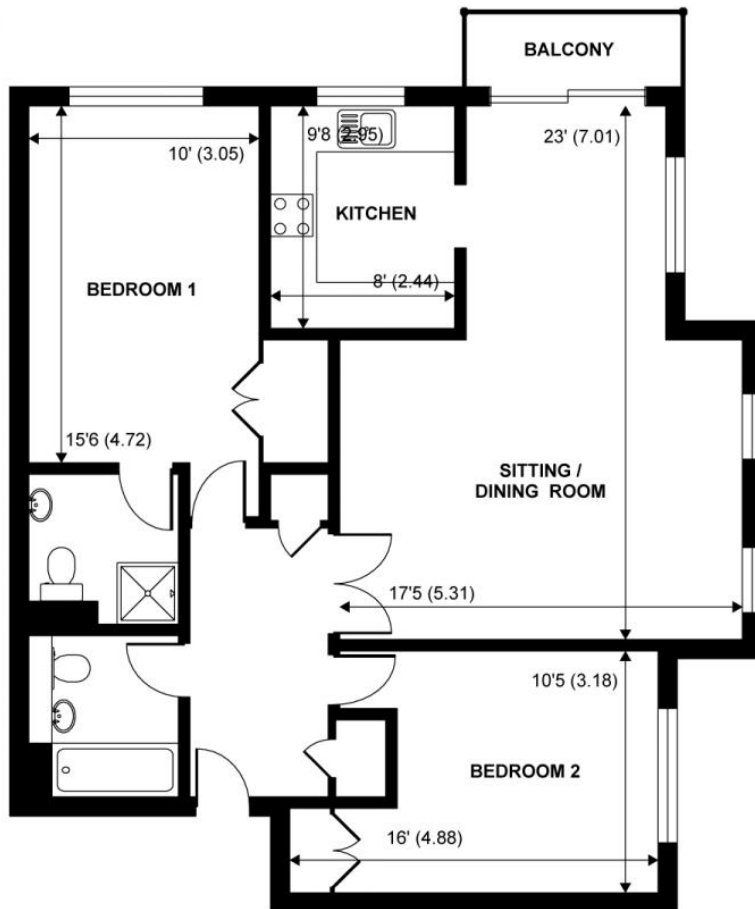
# Floorplan

NOT TO SCALE

QR CODE



Scan this QR Code with your smartphone to see more details online



**GARAGE**  
abt 134 SQFT (INTERNAL)

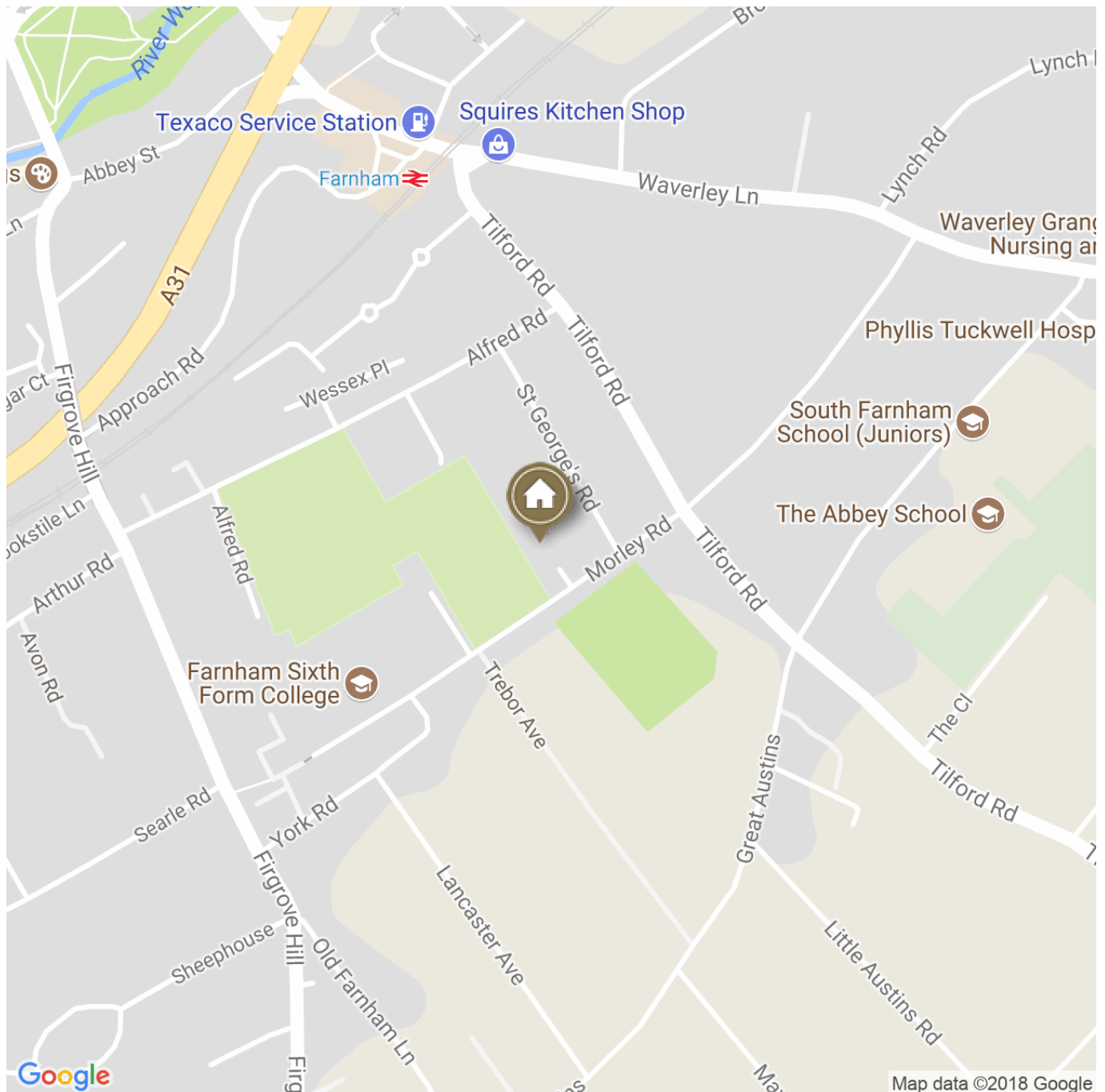
**FIRST FLOOR**  
abt 935 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 1069 SQ FT 99.3 SQ METRES (INCLUDES DETACHED GARAGE)

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## Directions

The property is located in a sought after development of fifteen apartments located within a walk of both the town and station. The town offers a good selection of shops, bars, bistros and restaurants together with recreational and sporting facilities. South Farnham School is within a walk as is the main line station offering services to Waterloo in under the hour. The A31 is less than 0.5 of a mile from the property and connects the A3, A331 and M3. The area is surrounded by many miles of open countryside for walking, riding and cycling.



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