



## Farnham

Guide Price £250,000 (Leasehold)

A well presented 2 bedroom lower ground floor apartment within a walk of Farnham town centre, set in delightful communal grounds with private courtyard and parking. EPC C



This well presented apartment forms part of a high quality development of 30 apartments, situated approximately 1.5 miles from the town centre. The property has a spacious sitting/dining room and fitted kitchen, together with 2 bedrooms each with wardrobes. The property has gas central heating and there are lifts in the development. The property has its own private terrace and there are also well maintained communal grounds together with allocated parking.

Entrance Hall

Sitting Room with electric fire, door giving access directly out into the courtyard.

Dining Area

Kitchen - A good space with ample base and wall units and work surfaces, single oven with gas over and extractor over, integrated dishwasher, fridge/freezer and recently purchased washer/dryer.

Bedroom 1 overlooking the private courtyard, with wardrobes having part mirror fronts.

Bedroom 2 with wardrobes.

Bathroom white suite of panelled bath with shower over, pedestal

wash basin with storage either side, low level w.c.

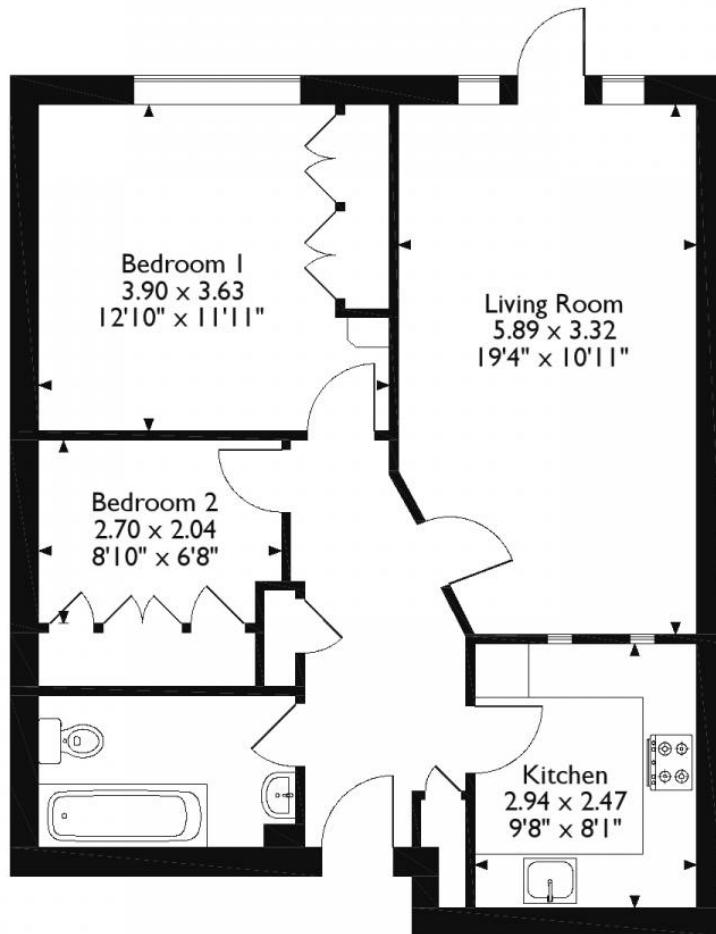
Lease 85 years unexpired Service Charge £163 per month

Ground Rent £25 per month

- Lower Ground Floor apartment
- 2 Bedrooms
- Private courtyard
- Communal grounds
- Parking
- Walk of Farnham town centre

# Floorplan

Approximate Gross Internal Area  
62 Sq M/671 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

Situated on the popular South side of Farnham being within a short distance from the town centre offering its good range of shops, bars and restaurants. Schools for all ages groups, college and University for the Creative Arts are close by with the sought after Weydon Senior School within a walk. The main line railway station (Waterloo 55 minutes) is approximately 1.5 miles from the property and the A31 giving access to the M3, A331 and A3 is less than 1 mile. Local shops will be found on The Ridgway, approximately 0.5 mile from the property and the area is surrounded by many miles for walking, riding and cycling.



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