

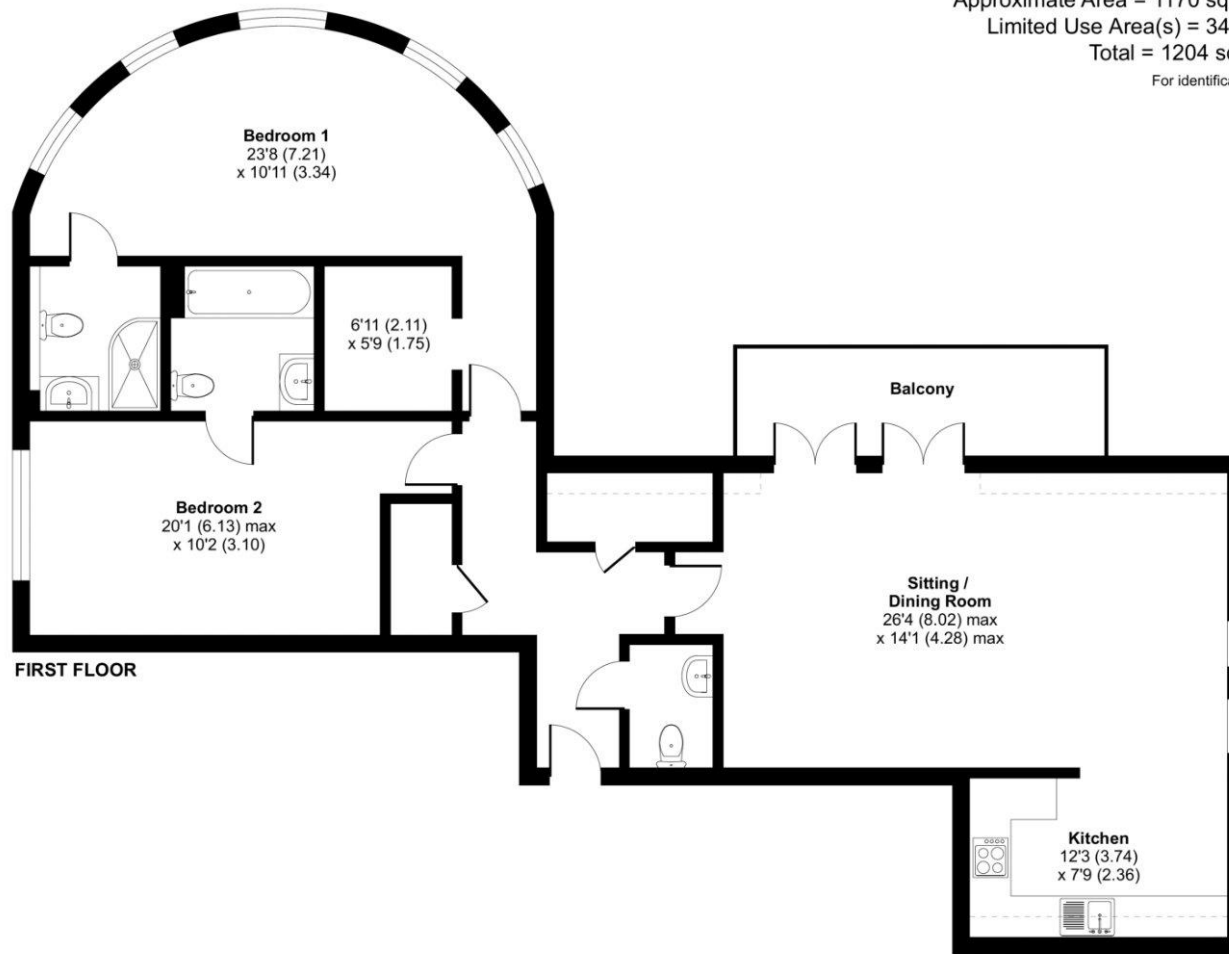


Hawthorn Lodge, Longbridge, Farnham, Surrey, GU9 7GG



ACCOMMODATION

Situated in a prime location in the heart of Farnham, this stunning penthouse retirement apartment offers a perfect blend of modern comfort, convenience, and security. Constructed in 2016 by Churchill Retirement Homes, the development provides a welcoming and well-maintained environment with secure entry, lift access, and a range of excellent communal facilities. Upon entering the apartment, a spacious hallway leads to all main living areas and features two generous storage cupboards and a convenient cloakroom. The impressive sitting/dining room is bathed in natural light, benefiting from a dual-aspect design and two sets of French doors that open onto a private balcony. From here, residents can enjoy stunning views, creating a perfect space for relaxation or entertaining. The sitting room seamlessly connects to the modern open-plan kitchen, which is well-equipped with high-quality appliances and stylish fittings. The principal bedroom is a standout feature, boasting five individual windows that flood the room with light. It also benefits from a private dressing room and an en-suite shower room. A second spacious double bedroom provides comfortable accommodation for guests and includes its own en-suite bathroom. Externally, the development offers secure, gated access to a communal car park with visitor parking. The beautifully maintained communal gardens provide a tranquil outdoor retreat, perfect for socializing or enjoying a peaceful moment outdoors. Residents also have access to a well-appointed communal lounge, an on-site property manager, and 24-hour emergency care, ensuring peace of mind and a supportive community environment. Offering an exceptional standard of living in a sought-after location, this elegant penthouse apartment is ideal for those seeking a secure, stylish, and sociable retirement lifestyle in the heart of Farnham.



Approximate Area = 1170 sq ft / 108.6 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Total = 1204 sq ft / 111.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

There is a useful selection of amenities and services in Farnham, including Waitrose and two Sainsbury's superstores and a range of specialist retail shops. The locality provides a subtle opportunity to combine urban and country living with the tranquillity of walks and recreational facilities in the countryside, whilst being only 11 miles from Guildford and 7 miles from Farnborough. Farnham's mainline station provides trains to London Waterloo taking approximately one hour. The A31, M3 (Junc. 4) and A3 are easily accessible, all providing good access to the national motorway network as well as Heathrow, Gatwick and Southampton airports.



SPECIFICATION

- Principal bedroom with dressing room and en-suite shower room
- Large second bedroom with en-suite bathroom
- Sitting/dining room with access to balcony
- Farnham town centre location
- Lift access
- Communal parking
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

ASKING PRICE £750,000

TENURE

Leasehold

Unexpired Years:

Annual Ground Rent:

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.