



Beaufort Yard, Castle Street, Farnham, Surrey, GU9 7HR



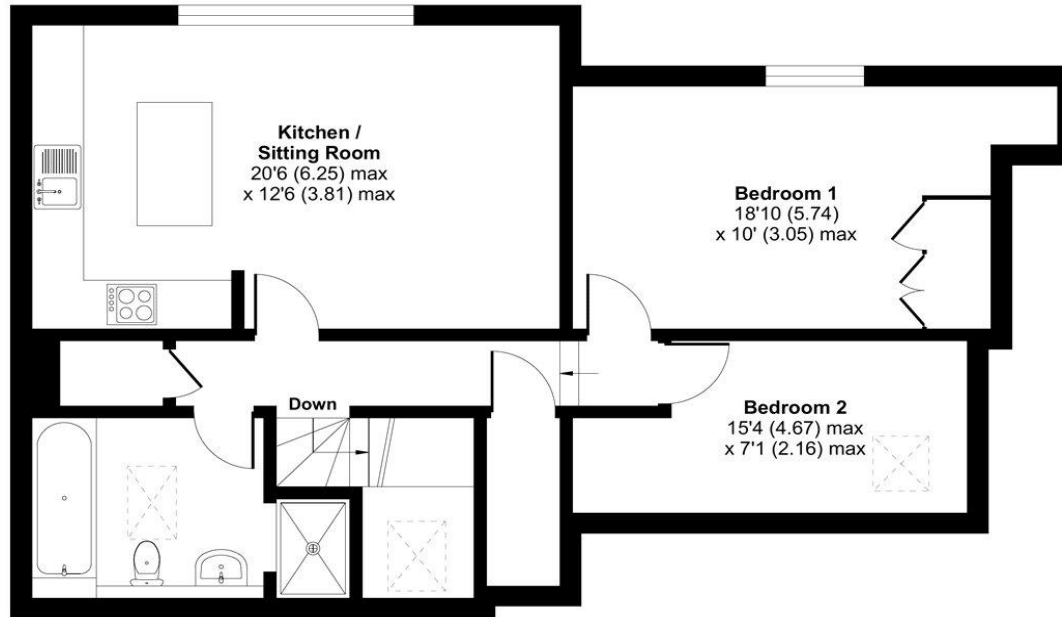
ACCOMMODATION

Step into history and experience the allure of Farnham's town centre. Nestled on the enchanting Castle Street, is this captivating, two-bedroom, second-floor apartment set within a Grade II building, brimming with character. Accessed through a private, off-street entrance, Beaufort Yard is a seamless blend of historical elegance and contemporary comfort. Once inside, you will discover an impressive open-plan kitchen and reception room. Adorned with the finest Optiplan kitchen, it boasts exquisite Silestone work surfaces that gleam with sophistication. Illuminated by tasteful pendant lights, these spaces are not just rooms; they are narratives waiting to be written. Siemens appliances stand as paragons of modern convenience, while the quality Karndean flooring underfoot adds a touch of classic charm. As you explore further, the two double bedrooms reveal their own unique charm. Characterful beams adorn the ceilings, harkening back to a bygone era and infusing each room with a sense of history. Gaze through the windows, and you will be greeted by picturesque views that frame the town's vibrant life, adding a touch of romance to your everyday living. The bathroom, a haven of modern opulence, showcases lavish Italian porcelain tiles and premium Duravit fittings, adding an additional layer of elegance. Beaufort Yard is not just a home; it's a journey through time and a testament to enduring beauty. While local amenities are accessible by foot, permit parking is available via Waverley Council.

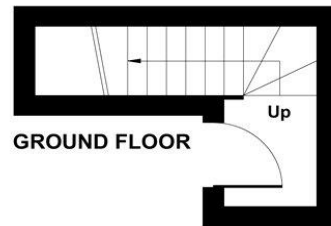


Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1042130



SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Two double bedrooms
- Character Grade II Listed building
- Town centre location
- Picturesque views
- Open plan kitchen/living room
- Permit parking available

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band: C

GUIDE PRICE

Guide Price £395,000

TENURE

Leasehold
Unexpired Years: 117
Annual Service/Ground Rent: £1,800.36
including buildings insurance
Ground Rent Increase: TBC
Ground Rent Review Period: Bi-annually
These details are to be confirmed by the
vendor's solicitor and must be verified by a