



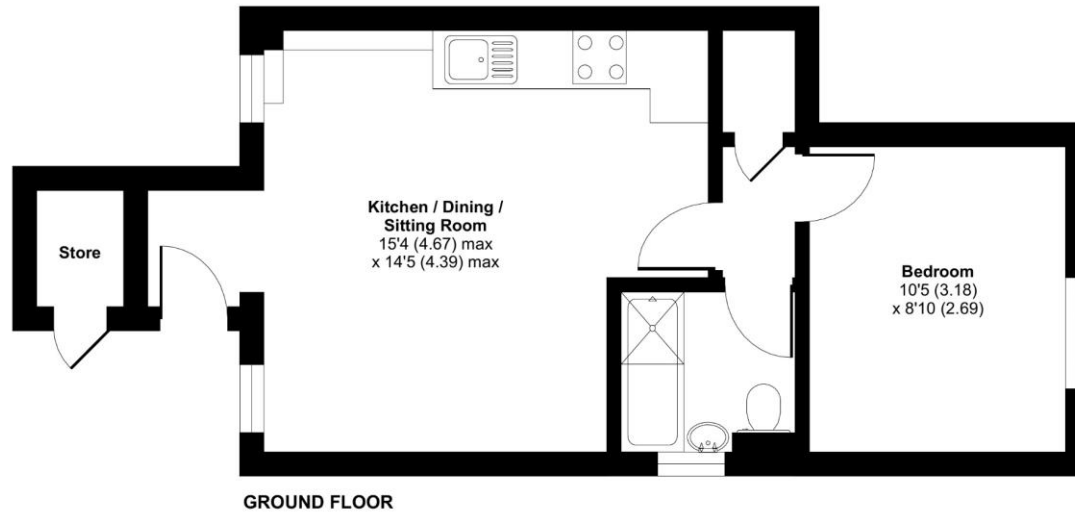


ACCOMMODATION

Discover modern comfort in this charming one-bedroom maisonette, a perfect blend of style and functionality. Ideally situated close to local amenities in Heath End and Hale, and having undergone refurbishment within the last couple of years, this ground floor maisonette is ideal for first time buyers and investors alike. The open-plan layout seamlessly integrates the kitchen, dining, and sitting room, creating a spacious and inviting atmosphere for both relaxation and entertainment. The well-appointed kitchen boasts sleek appliances and ample storage. There is a good size double bedroom, modern three-piece bathroom and a large storage cupboard. Externally there are communal gardens, a useful storage cupboard and parking for one car located close to the property. This property is offered for sale with no onward chain.

Approximate Area = 380 sq ft / 35.3 sq m (excludes store)

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		77
(55-68)	D		
(39-54)	E	49	
(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). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 818187



SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and establishments. Farnham railway station provides excellent links to London Waterloo in around an hour. Road links are excellent with the A31 joining the A3 for road access to London.



SPECIFICATION

- Ground floor maisonette
- Refitted kitchen and bathroom
- Double bedroom
- Private and communal garden
- Allocated parking
- Close to amenities in Heath End
- No chain

LOCAL AUTHORITY

Waverley Borough Council

GUIDE PRICE

Asking Price £182,000

TENURE

Leasehold

Unexpired Years: 96

Annual Ground Rent: TBC

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: N/A

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