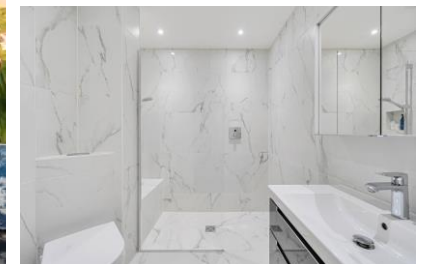




Ladywood Court, Shortheath Road, Farnham, Surrey, GU9 8RZ

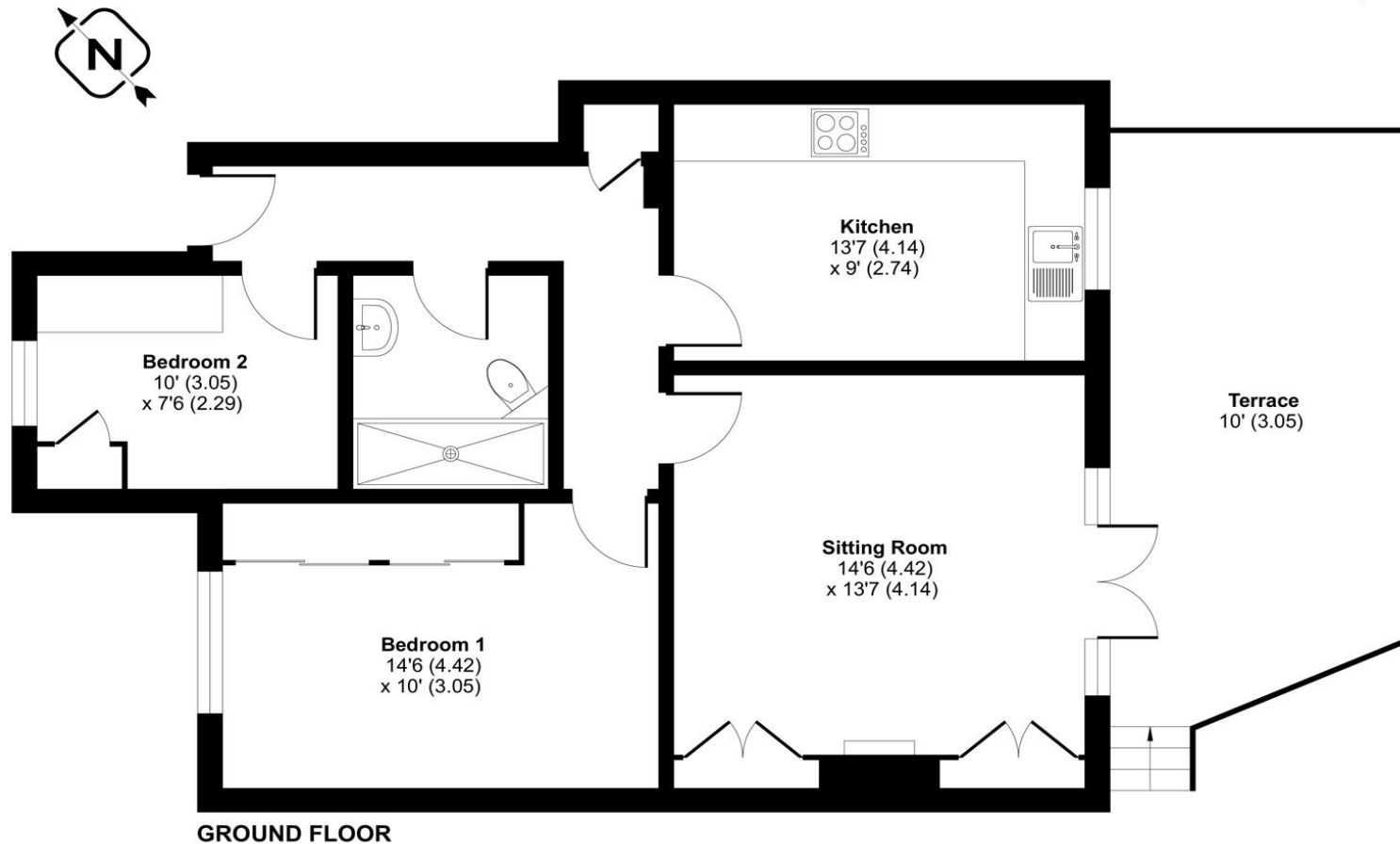


ACCOMMODATION

Situated within a highly popular location in Farnham is this stunning ground floor apartment benefitting from a well-maintained communal garden and a lovely south-facing private terrace with beautifully presented accommodation throughout. Upon entering the property there is a bright and roomy entrance hallway which leads to all further rooms. There is a spacious sitting room with a feature inset fireplace, built-in storage and French doors leading to the garden. There is a modern kitchen/breakfast room with integrated appliances, a good range of wall and base units with complementing work surfaces over and views over the garden. The property has two good-sized bedrooms, both with fitted wardrobes and served by a refitted shower room displaying a large walk-in shower. Externally the property has allocated parking and a single garage in a block with access to the communal garden. One of the great benefits for this property is the private terrace with a lovely outlook and convenient access to the communal garden which is mainly laid to lawn.

Approximate Area = 710 sq ft / 65.9 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	74	77
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1078395



SITUATION

Ladywood Court is an impressive and well managed development in a prime South Farnham position. There are nearby amenities on Ridgway Road and it is close to the bus route. 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 convenient access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Stunning ground floor apartment
- Two bedrooms with fitted storage
- Refitted shower room
- Sitting room with inset fireplace
- Modern kitchen/breakfast room
- Private south-facing terrace and communal garden
- Garage
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council (Tax Band D)

ASKING PRICE

Asking Price £390,000

TENURE

Leasehold with a Share of Freehold

Length of lease - 999 years

Unexpired years - 988 yrs

Service/ Maintenance Charge - £1450 per annum variable according to budget

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