



St. James Terrace, Farnham, Surrey, GU9 7LH

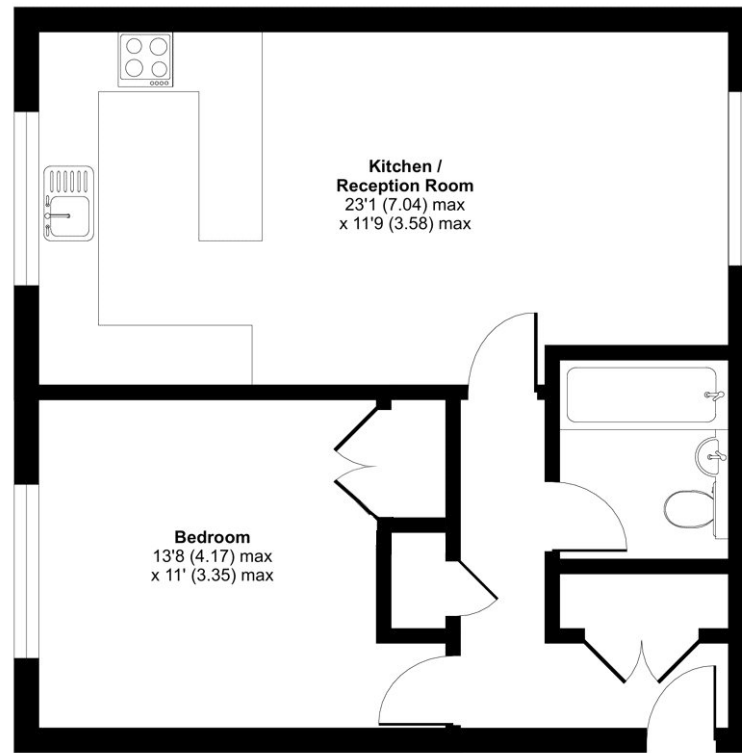


## ACCOMMODATION

A beautifully presented ground floor apartment situated within a popular location. Located within easy reach to Farnham town centre, yet set back from the main thoroughfare in a peaceful and quiet location. Upon entering, the property offers a spacious entrance hall with two fitted cupboards. To the left there is a well-appointed double bedroom, with fitted wardrobe. The bedroom is served by the modern three-piece bathroom. The kitchen/living room is a fantastic size, offering a modern kitchen with integrated appliances and double aspect views. Externally there is one allocated parking space and communal gardens. The building backs onto Farnham Park and offers a communal gate with direct access.

Approximate Area = 541 sq ft / 50.3 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	70
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1077233



## 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**

- One double bedroom with fitted wardrobe
- Modern bathroom
- Open plan kitchen/living room
- Allocated parking space
- Backing onto Farnham Park
- Walking distance to Farnham town and train station
- Quiet location

#### **LOCAL AUTHORITY**

Waverley Borough Council

#### **GUIDE PRICE**

Asking Price £230,000

#### **TENURE**

Leasehold with a share of freehold

Unexpired Years: 961

Annual Ground Rent: £0

Annual Service: £1800

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