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Flat 2, 31 The Borough, Farnham, Surrey. GU9 7NJ.

OIEO £300,000

- Period duplex maisonette
- Private courtyard garden
- Luxury Bathroom
- Lounge
- Permit parking available
- 2 Bedrooms
- Lovingly restored throughout
- Modern kitchen
- Listed Building
- Potential rental income £1,100 pcm

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Description

This fabulous two bedroom maisonette has been recently designed by our client and offers excellent open plan living accommodation with a contemporary feel and is situated in the heart of Farnham Town Centre within walking distance of all amenities.

This newly completed conversion provides 679 sq ft of space, arranged over two floors and includes a private courtyard. The ground floor is a bright open plan area offering space for dining and living with double doors opening out to the enclosed private courtyard. There is a stylish kitchen with built in appliances. There is also a ground floor WC. On the first floor, there are two double bedrooms which are very bright and there is a bathroom.

Parking is available on-street with a Zone A parking permit, available from Waverley Borough Council. Farnham itself is a historic former market town recognised for its castle, wide principle street and fine medieval and Georgian architecture. The town provides a comprehensive range of shopping, cultural and leisure facilities and has an excellent choice of state and private schools surrounding the town. There is a mainline station within walking distance providing a service to Waterloo within the hour. There is easy access to the A31 leading to the A3 and the national motorway network via the M25. Heathrow and Gatwick are easily accessible from this location, as is the south coast.

Directions

Located just off The Borough on the opposite side to WHSMITHS.

Tenure

New 125 year leasehold. Ground Rent £150 for first 25 years, increasing by £150 every 25 years. Service charge estimated at £468 pa and Buildings Insurance at £156 pa.We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Approximate Area = 63.1 sq m / 679 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.