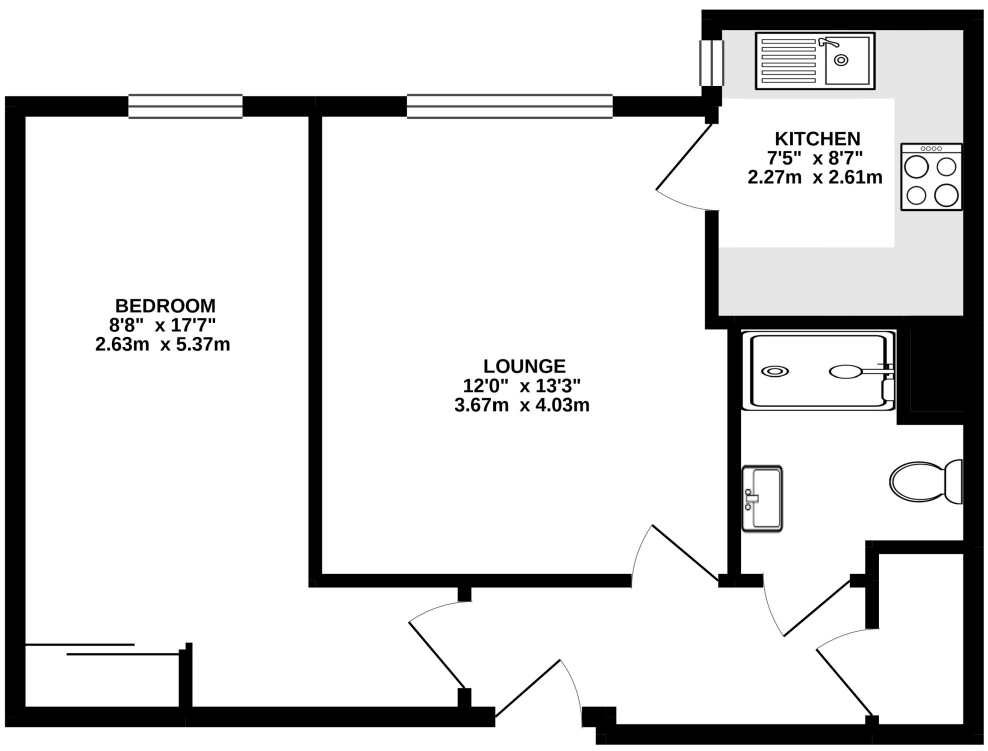
Flat 23 Mountbatten Lodge, The Hart, Farnham, Surrey. GU9 7HZ.
£229,950

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GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: 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.



Description

Mountbatten Lodge is a much sought after retirement development in the heart of Farnham's elegant Georgian town centre for the over 55's, within walking distance of many shops and amenities. The properties benefit from numerous facilities to be enjoyed by all residents, including parking, residents' lounge, laundry room, guest suite for visiting friends and family and lifts to all floors. Farnham is a market town in Surrey and known for its Georgian streets, historic buildings and craft heritage. There is a range of shops and independent boutiques, pubs, restaurants and cafes. Farnham Castle overlooks the town and it is within easy access to the North Downs Way National Trail. Farnham Park is a 320 acre medieval deer park with a 1km tree lined avenue. Farnham is a few miles south of Guildford and well signposted from the A3, A31 and M3 motorway. Buses run from Farnham to surrounding areas and villages whilst the railway station is located just south of the A31 on Station Hill. It is a short walk from the centre of town with regular services to London Waterloo and Alton, Hampshire.



This particular apartment is particularly appealing, being situated on the first floor and enjoying views over the communal gardens. The property is well presented throughout and benefits from being offered with no onward chain. The current owner has replaced the kitchen and shower room in the last 12 months to a very high standard.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge. A Guest Suite is available for visitors & use of over 150 guest suites in Retirement lodges across the country. Prices are available on request from the Lodge Manager. Mountbatten Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. Mountbatten Lodge is managed by the award winning Millstream Management Services, working closely with Churchill Retirement Living and Stratton & King to maintain the highest standards of maintenance and service for every lodge and owner.



Mountbatten Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Directions

From West Street turn in to The Hart and Mountbatten Lodge will be found on your left hand side.







