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Flat 2, 19 Green Lane, Farnham, Surrey. GU9 8PY.

£250,000

- Ground floor apartment
- Lounge /dining room
- Double glazed windows
- Communal grounds
- Potential rental income £975 pcm
- 2 Double bedrooms
- Smart kitchen & bathroom
- Gas fired via radiators
- 2 Allocated parking spaces
- Viewing highly recommended

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Description

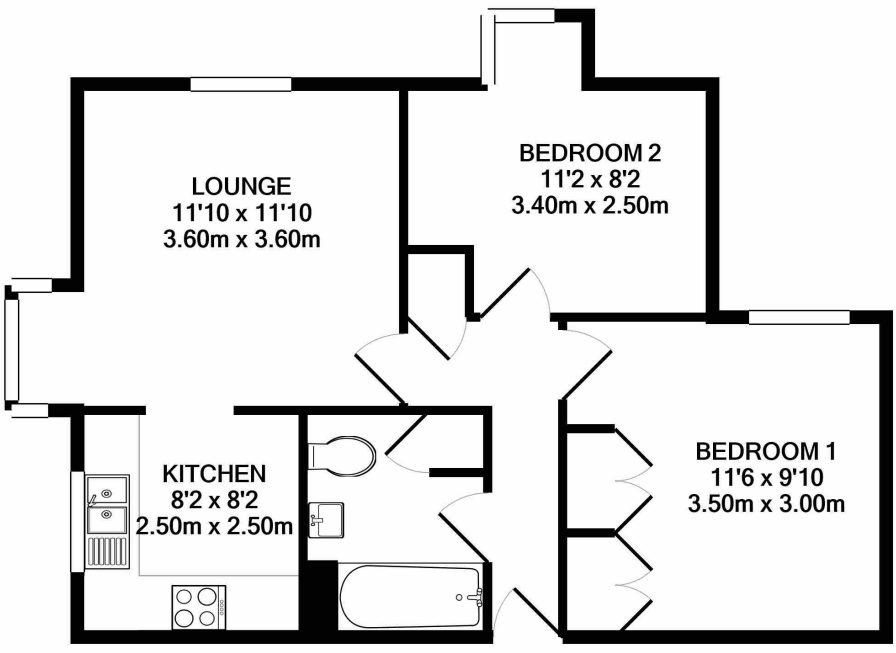
A fantastic 2 bedroom ground floor apartment set within communal gardens, situated on the south side of Farnham, in a pleasant residential road with a long lease (circa 129 yrs. left). The property is approached through a well kept communal entrance hall with security linked telephone to the apartment itself. There are 2 double bedrooms with the master bedroom having a good range of wardrobes and nice view across the grounds. The dual aspect lounge/dining room enjoys a south-west aspect and has space for a table and chairs. The kitchen enjoys a good range of floor/wall units, built-in oven with 4 ring hob over, plumping for a washing machine, space for a tumble dryer and fridge/freezer. The smart bathroom has a white suite and independent shower over. Outside there are well kept communal gardens which are mainly laid to lawn. There is also a shingle and stone driveway providing private residents parking.

Directions

Sat Nav - GU9 8PY

Tenure

Leasehold with approx. 129 years to run. The ground rent is £50 per annum and the Buildings Insurance is split equally between the 4 apartments when invoices are approved. 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.



TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.