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11 Allington Close, Farnham, Surrey. GU9 9EJ.

Guide Price £299,950

- Spacious 2nd floor apartment
- Bathroom and en-suite
- Modern fitted kitchen
- Approx. 1 Mile from Town (20 min Walk / 5 min Drive)
- Potential rental income £1,100 pcm
- 2 Double bedrooms
- Lounge /dining room
- Allocated parking 1 car
- No chain
- Viewing highly recommended

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Description

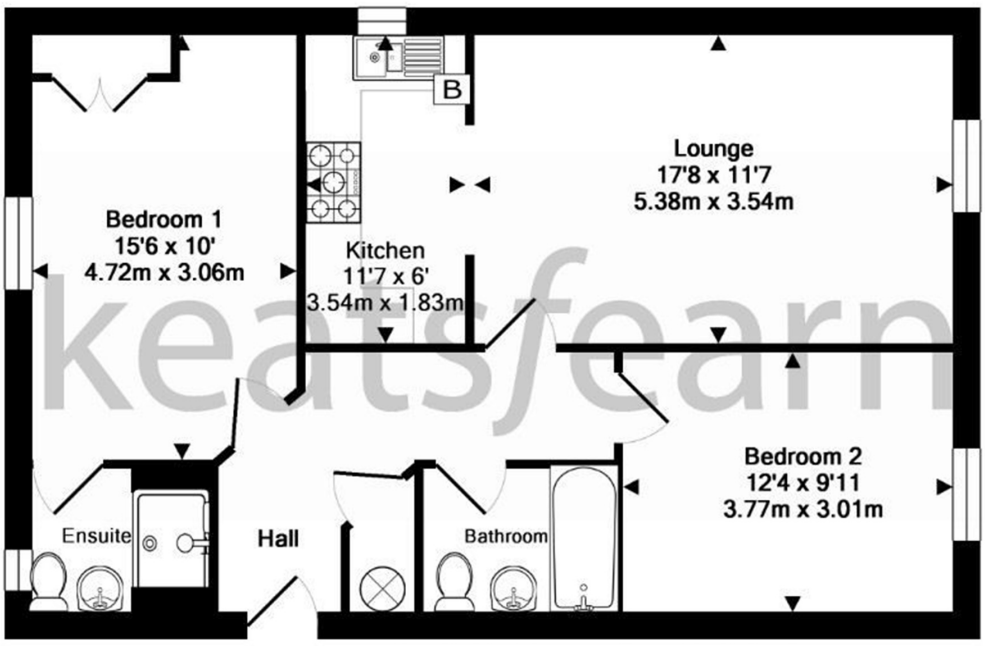
A spacious and very well presented 2 bedroom, 2nd floor apartment within a mile of Farnham town centre and a short walk of Farnham Park. Constructed a little over 12 years ago the property benefits from sealed unit double glazing, gas radiator central heating, a modern fitted kitchen and contemporary sanitary ware. The accommodation includes a generous lounge/dining room, fitted kitchen, 2 double bedrooms, family bathroom and en-suite shower room. Viewings are highly recommended in order to fully appreciate all that this property has to offer.

Directions

Sat Nav - GU9 9EJ

Tenure

Leasehold - Leasehold with balance of a 125 year lease from 1st January 2008. Ground Rent is £350.17 per annum. Service charge is £1,587.63 per annum (includes grounds/building upkeep and buildings insurance). 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 717 Sq.Ft. (66.6 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)
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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.