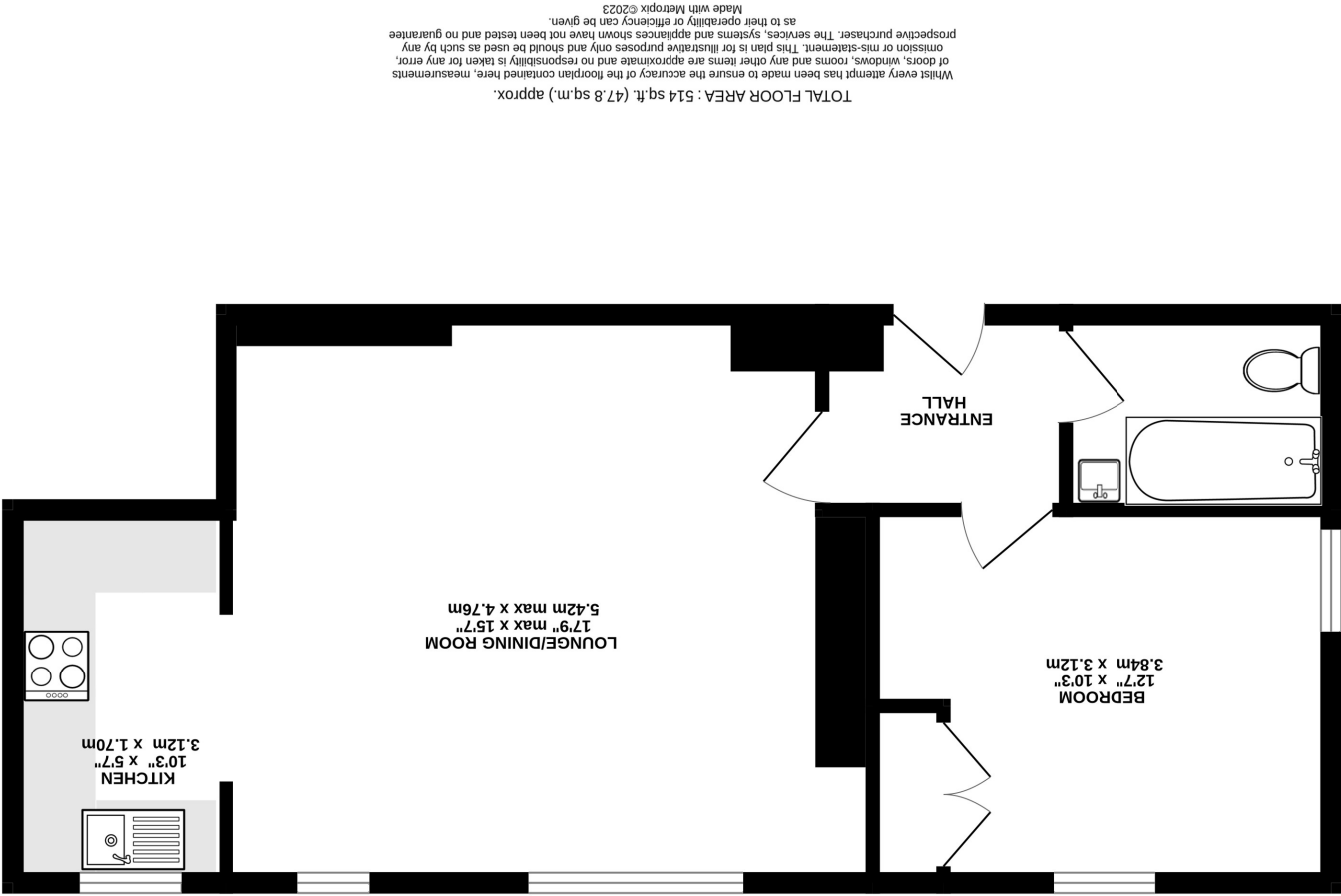
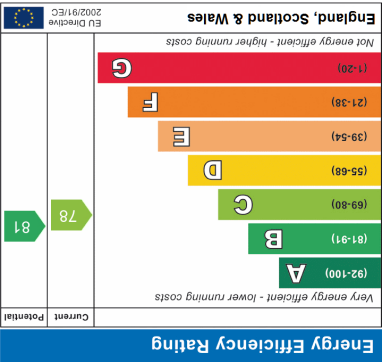


Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 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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514 sq.ft. (47.8 sq.m.) approx.





Description

A spacious first floor apartment situated next to Farnham Castle and within a short walk of the town centre. The property offers light, open plan living with a large lounge/dining room leading to a fitted kitchen with high gloss units and integrated appliances. The bedroom benefits from a double aspect and fitted wardrobes. The contemporary bathroom offers a bath with shower over, vanity wash basin and w.c. The apartment enjoys views over the castle, a stunning communal hall and large, secluded communal grounds with gated access to Farnham's historic 320 acre park. Further benefits include double glazed windows, gas central heating and allocated parking.

The property is within walking distance of the mainline station and Farnham's elegant Georgian town centre which offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid & Zizzi, along with an extensive range of High Street and independent shopping and recreational facilities. There is easy access to the surrounding countryside including Alice Holt Forest, Bourne Woods and Frensham Ponds. Communications are excellent, with the nearby M3 and A3 linking to London and the south coast.

The property is leasehold with approximately 990 years remaining. The maintenance charge is £1888 per annum and the ground rent is £25 per annum. 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.

Directions

Proceed to the top of Castle Street and the driveway for Cedar Court will be found after a short distance on your right.

Local Authority

Waverley
Band C

