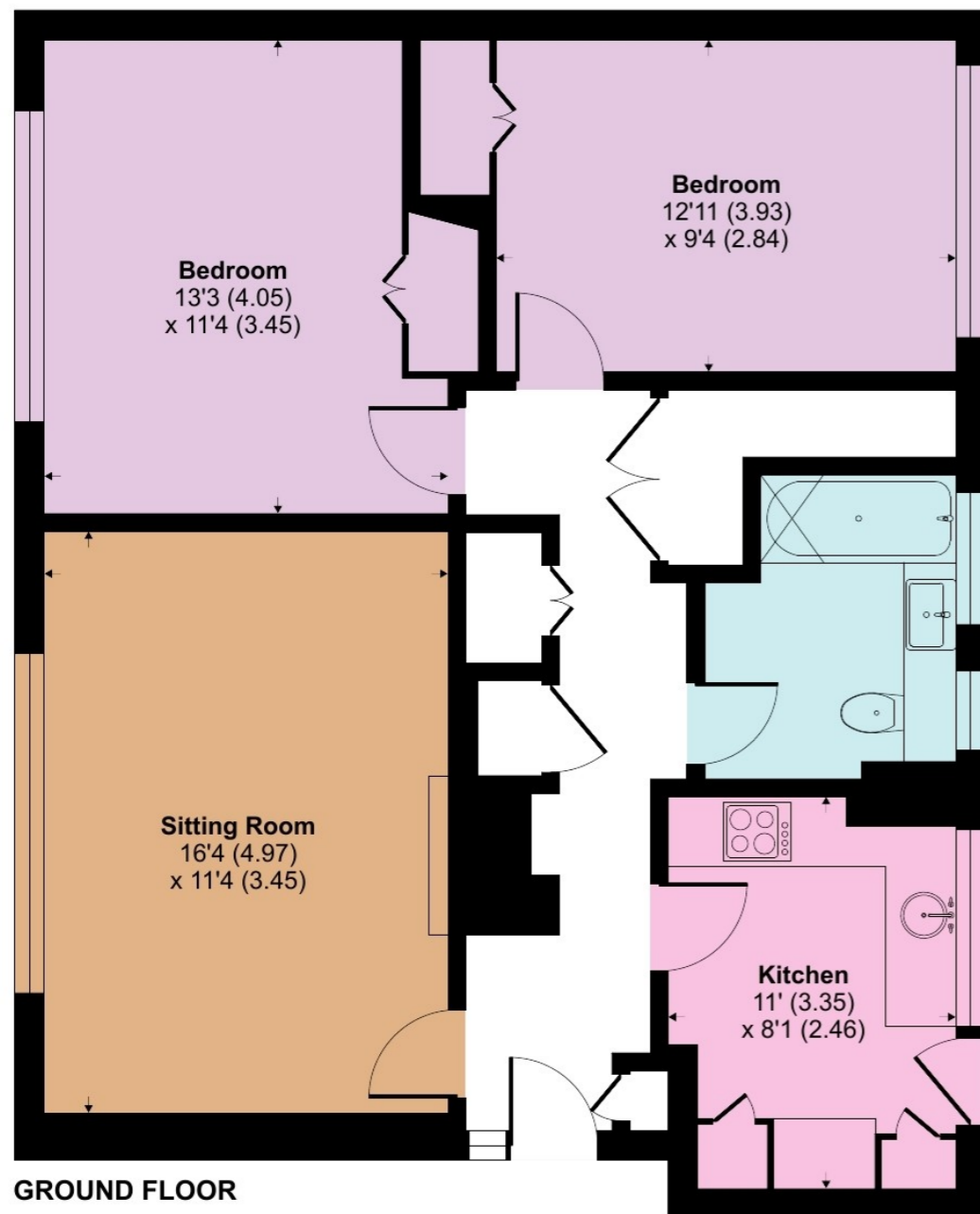


Middlefield, Farnham, GU9

Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



MIDDLEFIELD, FARNHAM, SURREY, GU9

Guide Price £260,000

Recently refurbished two double bedroom ground floor flat in South Farnham with private garden.

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ACCOMMODATION

- No onward chain
- Two double bedrooms
- Ground floor
- South west facing private garden
- Recently refurbished
- Close proximity to sought after schools
- Modern kitchen and bathroom

DESCRIPTION

Available with no onward chain and situated just 1.2 miles from Farnham train station is this generous two double bedroom ground floor apartment with private garden.

This property has been recently renovated and comprises entrance hallway with various built in cupboards for storage, recently fitted modern kitchen with doorway to private garden, newly fitted stylish bathroom, two generous double bedrooms with built in storage and a large 16.4 x 11.4 sitting room.

Outside

To the rear of the property is a good sized south west facing private garden with shed and side gate leading through a communal corridor to the front of the property. To the front of the property is a front lawn and a communal parking area with additional on street parking available.

94 years lease remaining
 Charges - Approximately £350-£550 p/a
 Ground rent - £10 p/a



LOCATION

The property is situated on the favoured south side of Farnham about 1.2 miles from the main line train station and being within a short walk of Wrecclesham centre and Weydon School. Farnham Town Centre being just over 1 mile with a good selection of local amenities, mainline station to London Waterloo and the area is renowned for its good schooling including Weydon Secondary School, Highfield South Farnham School and St. Peters primary School to name but a few.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

