



5 Paviers, Cherry Tree Close, Farnham, Surrey. GU9 7LU.
Guide Price £167,500

- Town centre with parking!
- Ground floor apartment
- Gas central heating
- Double glazed windows
- No chain
- Living/dining room
- Kitchen
- Double bedroom
- Re-fitted shower room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Description

A spacious ground floor apartment in a tucked away courtyard setting. The property would benefit from some modernisation but does offer gas central heating, double glazed windows and a refitted shower room. The accommodation also includes a generous living/dining room with patio doors letting in plenty of light, a double bedroom and a dated kitchen. Allocated parking for one car is a feature rarely found in properties with such a central location. The property is leasehold with 115 years remaining, the maintenance charge is £1500 per annum and ground rent is £78 per annum. Town centre properties at this price point rarely come to the market so an early internal inspection is highly recommended to avoid disappointment.

Directions

Proceed down Lower South View, turn left into Cherry Tree Close, then bear right and into Paviers.

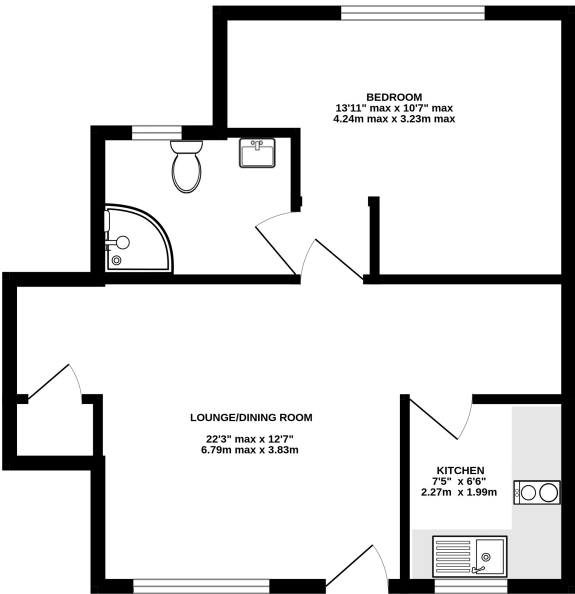
Tenure

Leasehold

Local Authority

Waverley
Band C

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 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 misstatement. 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.