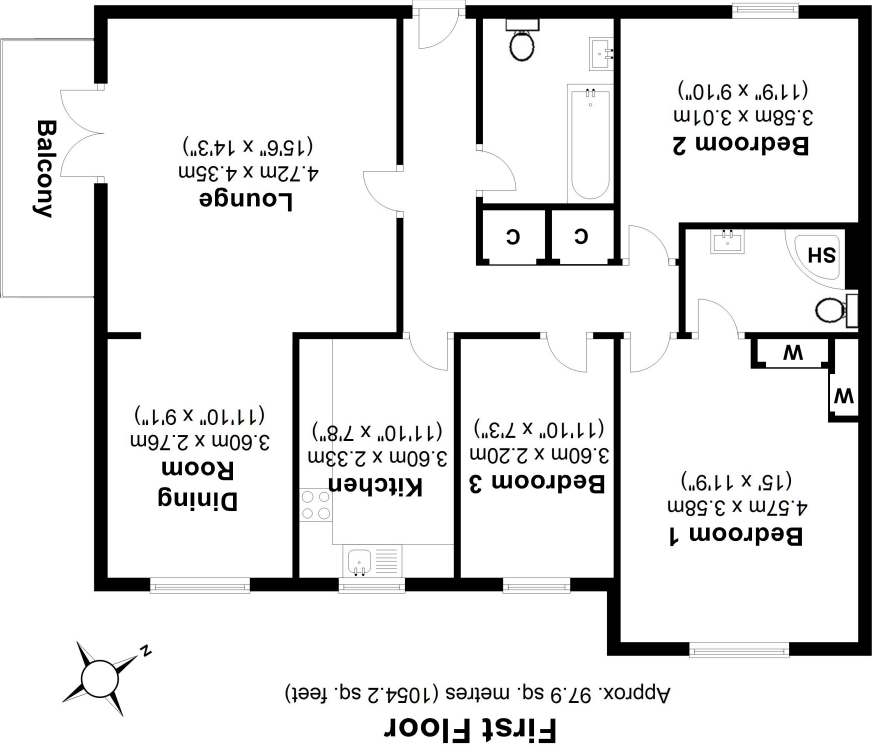




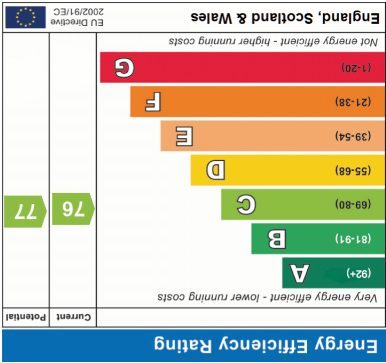
Flat 4 Headon Court, The Close, Farnham, Surrey. GU9 8DR.
Guide Price £589,950



4 Headon Court, The Close, Farnham, GU9 8DR



Total area: approx. 97.9 sq. metres (1054.2 sq. feet)
This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon



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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.



Description

Headon Court is an exclusive development of just six apartments in sought-after South Farnham. This stylish first-floor property is offered in excellent decorative order with gas central heating, double glazing, and generous proportions throughout. The lounge is the standout feature, with French doors opening onto a private south-westerly balcony overlooking the gardens, flowing naturally into a bright dining room. The kitchen has integrated appliances and enjoys leafy outlooks, while the principal bedroom boasts fitted wardrobes and a smart en-suite shower room. A second double bedroom, further single bedroom, and a well-appointed family bathroom complete the accommodation.

Practical touches include a large loft storage area, airing cupboard, and full-height cloak cupboard – rarely found in similar apartments.

The property is set within mature, landscaped communal grounds of around half an acre, with lawns, trees, and well-tended flowerbeds. A private garage with adjacent parking space plus visitor bays make life convenient.

Farnham's Georgian town centre is a short stroll away, offering boutique shops, cafés, and cultural attractions. For commuters, London Waterloo is just 53 minutes away. Road links via the A31 give fast access to the A3, M25, and airports at Heathrow, Gatwick, and Southampton. For leisure, nearby attractions include Alice Holt Forest, Frensham Common, and Frensham Great Pond – perfect for walking, cycling, and sailing. Golf enthusiasts will find a wide choice of courses locally. Families are spoilt for choice with top-performing schools including South Farnham School, Weydon, Edgeborough, and Frensham Heights.

Investment Potential with an estimated rental income of £1,950 pcm, this apartment also presents an attractive investment opportunity for those seeking a strong return in a prime Farnham location.

This property owns a 1/6th share of the freehold and the lease has a balance of circa 997 yrs. Service charge is £2,000 per annum (paid half yearly in 2 lots of £1,000) and includes the upkeep of grounds, buildings insurance, communal decorating and lighting (Sennen PM Limited run the management and are based in Farnham). This information has been provided by the owner and should be verified by the buyers own legal representative before purchase.

Directions

From Farnham town centre proceed along South Street and continue south over the A31. Go over the level crossing and then bear right into the Tilford Road. Proceed straight on at the traffic lights with Great Austins on your right. Shortly turn left into The Close, and the parking for Headon Court will be found immediately on the right hand side.

Local Authority

Waverley
Band E

