



9 Firgrove Court, Farnham, Surrey. GU9 7QD.
Guide Price £375,000

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Description

A spacious and well-presented two double bedroom ground floor apartment, ideally positioned within easy walking distance of Farnham town centre and mainline station. This attractive home benefits from its own private entrance leading into a welcoming hallway with useful cloaks storage. The luxury fitted kitchen offers an excellent range of wall and base units with integrated appliances including fridge/freezer, dishwasher and four-ring electric hob. The bright sitting room features a bay window overlooking the communal grounds, creating a light and comfortable living space. Both bedrooms are generous doubles with built-in wardrobes, and the property is served by a refitted modern bathroom with sleek white suite. The apartment is decorated throughout in neutral tones, offering a blank canvas for any buyer. Further benefits include a garage, resident parking, and access to well-maintained communal gardens.



Farnham is a highly regarded Georgian market town set within the stunning Surrey countryside, yet less than an hour from central London. The vibrant town centre boasts an excellent mix of boutique shops, high street retailers, cafes and restaurants including Côte, Zizzi and Pizza Express, along with both Waitrose and Sainsbury's. The area is renowned for its exceptional schools and colleges, including Charterhouse, Frensham Heights, Edgeborough, Aldro, St Catherine's, and the University for the Creative Arts (UCA). Farnham also offers excellent road links via the A31, A3 and M3, with Heathrow, Gatwick and Southampton airports all easily accessible.

Leasehold - The lease runs for 998 years from 1966. Service Charges are currently £1,338.30 per annum, paid bi-annually in June and December. This includes buildings insurance and maintenance etc. The owners of the properties at Firgrove Court become shareholders in Firgrove Court Residents Association Ltd, which takes on collectively the Head Lease of Firgrove Court, hence no ground rent payable. We have not been able to check this information by an inspection of the lease and management agreement and any prospective buyer should consult their own solicitor for verification.

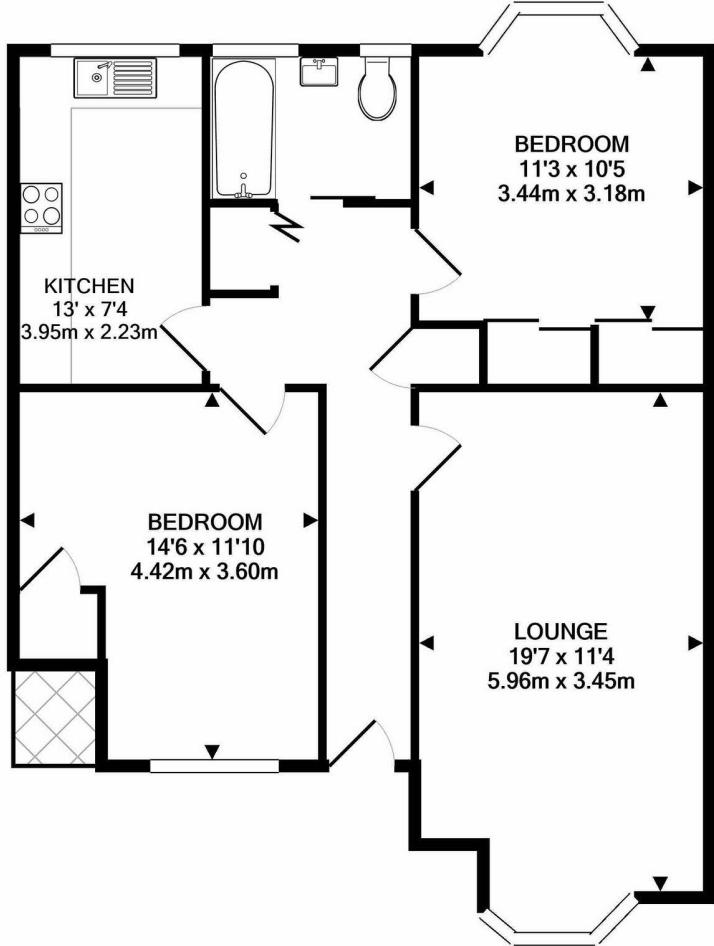


Directions

SAT NAV - GU9 7QD

Local Authority

Waverley
Band D



TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

