



49 Weydon Lane, Farnham, Surrey. GU9 8UW.
Starting Price £150,000

- Ground floor apartment
- 2 Bedrooms
- Kitchen
- Garage and resident parking
- For Sale by Modern Auction – T&C's Apply
- Private front garden
- Lounge
- Wet Room with shower
- Short lease of 48 yrs. remaining
- Buyer's fees apply

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Directions

SAT NAV - GU9 8UW

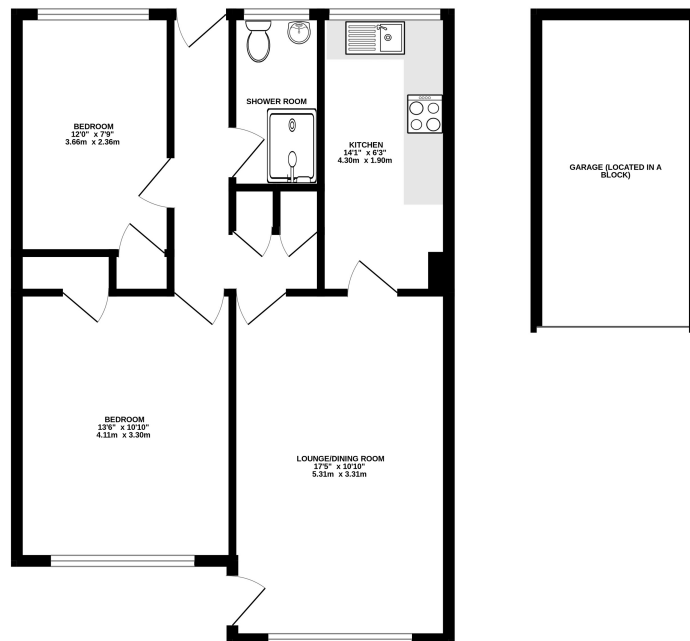
Tenure

Leasehold. 99 years from 29/9/73. Freeholder is Hall Barn Limited of 39 Gordon Place, London W8 4JF. weydon.lane@xuxax.co.uk or 07973 183128. Service charge approx. £1,139.95 pa. Nil ground rent. Edgefield Estate Management in Farnham are the Managing Agent. Heating via night storage heaters. Built circa 1970's. Ultrafast broadband available, mobile reception likely outside with all providers. Buyers should consult their own solicitors for verification.

Local Authority

Waverley
Band C

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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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.