

Flat 2 Millgate Court, Guildford Road, Farnham, Surrey. GU9 9PP.  
Guide Price £259,950

- Ground floor apartment
- Luxury kitchen
- Modern bathroom
- Gross Yield of 5.23%
- 2 Bedrooms
- Sitting room
- Allocated parking 1 car and visitors parking
- Currently rented at £1,200 pcm till 22nd October

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(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 well refurbished, ground floor 2 bedroom apartment set within a short commute to the Georgian town centre and mainline station. There are excellent opportunities for riding, cycling and walking nearby, in the 300 acres of Farnham's historical deer park. In addition, much of the surrounding countryside is owned by the National Trust, Forestry Commission and RSPB. Sailing is also available at Frensham Great Pond.

Material Information - Good mobile signal and ultrafast broadband available.

## Directions

Leave Farnham via East Street and bear right into Guildford Road. Millgate Court can be found a short way along on the right hand side.

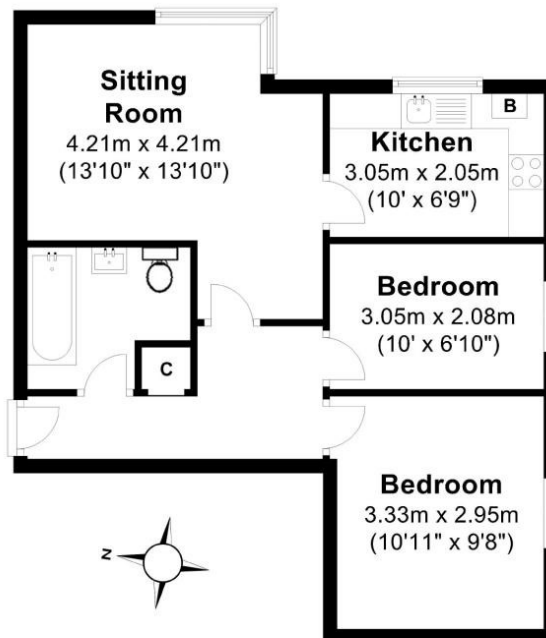
## Tenure

Leasehold. Balance of a 125 yr lease commencing from 1-9-09 (Hence 110 yrs left). Ground rent £104 per annum. Service charge including buildings insurance is circa £1,000 per annum. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

## Local Authority

Waverley  
Band C

## Millgate Court, Farnham, GU9 9PP



Total area: approx. 48.9 sq. metres (526.3 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance only and must not be relied upon

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.