



Flat 7 Prospect House, 19 Bethel Lane, Farnham, Surrey. GU9 0QB.
Guide Price £185,000



Description

A bright and stylish first-floor apartment offering contemporary open-plan living, set within a modern development just 8 years old. This well-presented home is finished to a high standard throughout, featuring a sleek high-gloss fitted kitchen with integrated appliances, a spacious living area with large Velux windows allowing plenty of natural light, and a modern tiled bathroom complete with a rainhead shower over an enclosed bath, waterfall tap, and quality fittings. Thoughtful touches such as USB charging sockets and efficient electric radiator heating add to the appeal. The property also benefits from an allocated parking space and is ideally located within walking distance of local shops, pubs, and beautiful open spaces including Farnham Park, Caesar's Camp, and Rowhill Nature Reserve. Farnham's elegant Georgian town centre is just 2 miles away, offering excellent shopping, dining, and transport links.



The apartment is leasehold with a 125-year lease from 2016. The annual service charge is £1,020 and ground rent is £300. All mains services are connected except gas, and the water supply is metered. Ultrafast broadband is available in the area and mobile reception is generally strong outdoors (buyers should carry out their own indoor checks as signal will depend on Network). This is a fantastic opportunity to secure a modern, low-maintenance home in a sought-after and well-connected location. Early viewing is highly recommended.

Directions

Sat Nav Ref: GU9 0QB

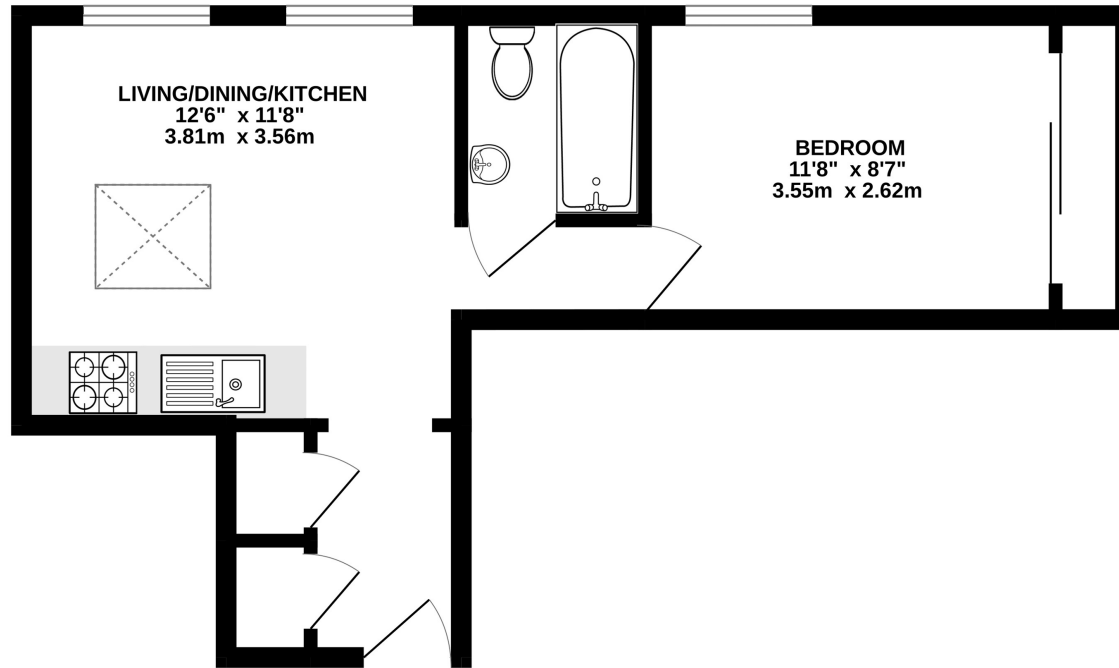
Local Authority

Waverley

Band B



355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 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 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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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	82	83		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	82	83		
D				
(39-54)				
E	82	83		
(21-38)				
F				
(1-20)	82	83		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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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.

