



Flat 6 Providence Place Abbey Street, Farnham, Surrey. GU9 7RQ. Guide Price £135,000

- Ground-floor apartment with easy access.
- Offered with no onward chain for quick move-in.
- Modern kitchen with electric oven and fridge/freezer.
- Landscaped gardens with direct access to park.
- 0.2 miles from mainline station to London Waterloo.
- Long Lease with 176 years remaining.
- Bright, spacious living/dining room for relaxation.
- Large double bedroom with built-in wardrobes.
- Secure, peaceful over-60s retirement community.
- Communal lounge, lift, and laundry facilities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B	81	
(69-80) C		
(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

**** LONG LEASE of 176 yrs remaining ***** This ground-floor retirement property offers modern, bright, and spacious living, perfect for those seeking comfort and convenience. Set within a vibrant, sociable development across three floors, this home is ideally located just a short walk from Farnham's town centre and Gostrey Meadows, with excellent transport links both locally and regionally. Offered with no onward chain, this property is in good condition and features a generously sized double bedroom with built-in wardrobes and ample storage. The expansive living/dining room is filled with natural light, providing plenty of space for both dining and lounging. Adjacent to the living area, the kitchen is equipped with an electric free standing oven and fridge/freezer. The modern shower room includes a large walk in shower, washbasin, and WC. A utility cupboard in the hallway provides space for cleaning equipment and houses the water tank and service meters. Communal amenities include a lift, a spacious lounge, and a laundry room. The landscaped gardens are regularly maintained, offering a tranquil environment with direct access to Gostrey Meadows. Residents and visitors benefit from on-site parking. Providence Place is an over-60s development, offering a peaceful and secure lifestyle. Situated on the highly sought-after Abbey Street, this prime central Farnham location is adjacent to the stunning Gostrey Meadows park, with the River Wey running through it.

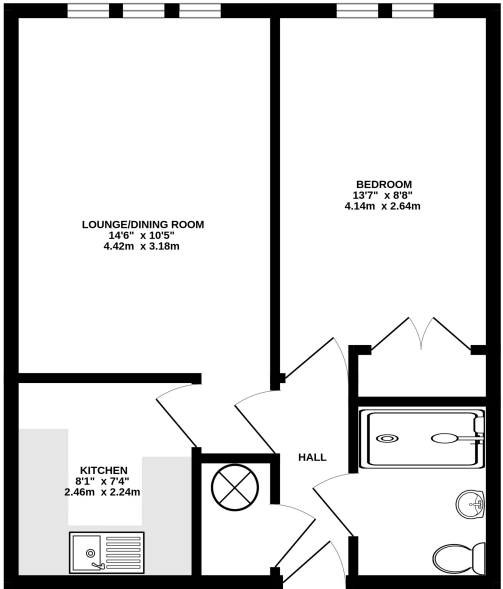
Tenure

Lease Details: 215 years from 1st January 1987 (176 yrs remaining). There is no Ground Rent and the annual service charge id £3,604.55. Freeholder is Grange Management Southern. 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

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA - 431 sq.ft. (40.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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.