



Flat 9 Itchel Court, Rye Common Lane, Crondall, Farnham, Hampshire. GU10 5EQ.
OIEO £265,000

- Secure Gated Development
- Floor-to-Ceiling Windows
- Modern En Suite Bathroom
- Two Allocated Parking Spaces
- Viewing Strongly Advised
- Bright Open-Plan Living
- Two Double Bedrooms
- Immaculate Move-In Condition
- Energy Efficient – EPC B

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

Stylish Two-Bedroom Apartment in Sought-After Crondall – Set within the exclusive gated development of Itchel Court, this stunning first floor apartment offers modern living at its best. Only 6 years old and immaculately presented throughout, the property is filled with natural light and designed to impress. The heart of the home is a spacious open-plan living area, complete with floor-to-ceiling windows creating a bright and welcoming space that’s ideal for relaxing or entertaining. The contemporary kitchen blends seamlessly with the living space, offering both functionality and style. There are two generous double bedrooms, each with built-in wardrobes, and the principal bedroom enjoys the added luxury of a sleek en suite shower room. A separate high-spec family bathroom mirrors the same modern finish, and there’s plenty of additional storage throughout the flat. Located in the prestigious Crondall area, the development features well-maintained communal gardens, secure gated access, and the convenience of two allocated parking spaces. Other noteworthy features include, a long lease, and an EPC rating of B (85), this home is energy-efficient, beautifully presented, and ready to move into.

Directions

SAT NAV - GU10 5EQ

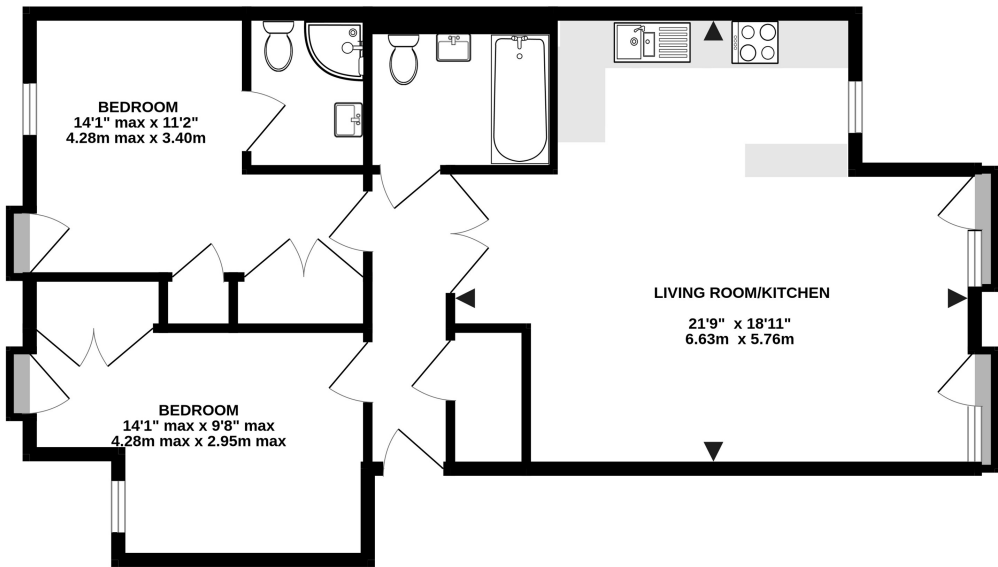
Tenure

Leasehold - Lease remaining: 118 Years. Services Charges: £1,444 Per Year. Ground Rent: £100 Per Year - to be reviewed in 2059. 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

Hampshire
Band C

740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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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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.