



9 Firgrove Court, Farnham, Surrey. GU9 7QD.
Guide Price £375,000

- Ground floor
- Built-in wardrobes
- Modern bathroom
- Garage included
- No chain
- Two double bedrooms
- Luxury kitchen
- Private entrance
- Resident parking
- Leasehold with SHARE OF FREEHOLD

Description

LEASEHOLD WITH SHARE OF FREEHOLD A spacious two-bedroom ground-floor apartment within walking distance of Farnham town centre and mainline station. Features include private entrance, hallway with cloaks storage, luxury fitted kitchen with integrated appliances, bright sitting room with bay window, two double bedrooms with built-in wardrobes, and refitted modern bathroom. Further benefits: garage, resident parking, and well-maintained communal gardens. Decorated in neutral tones throughout. Farnham offers excellent schools, shops, restaurants, and road links to London and airports.

Directions

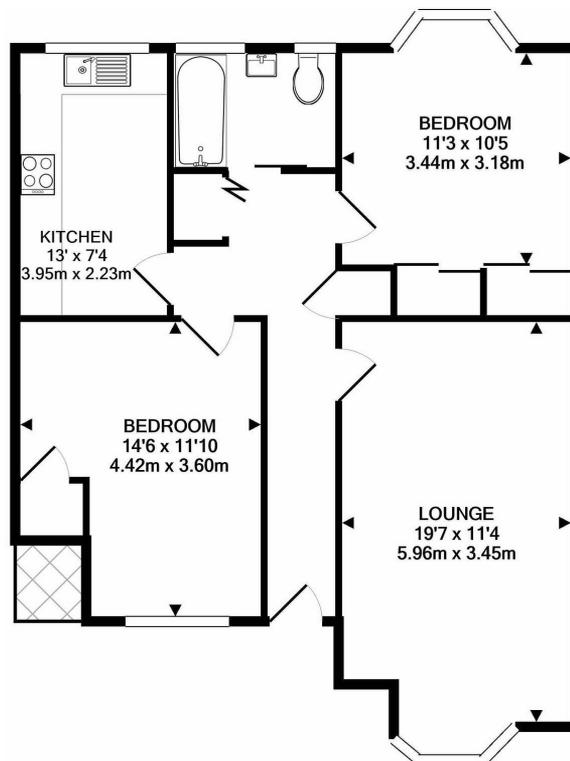
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Tenure

Leasehold - The lease runs for 998 years from 1966. Service Charges are currently £1,338.30 per annum, paid bi-annually in June and December. This includes buildings insurance and maintenance etc. The owners of the properties at Firgrove Court become shareholders in Firgrove Court Residents Association Ltd, which takes on collectively the Head Lease of Firgrove Court, hence no ground rent payable. We have not been able to check this information by an inspection of the lease and management agreement and any prospective buyer should consult their own solicitor for verification.

Local Authority

Waverley
Band D



TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/tenants 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.