



Flat 4 Prospect House, Bethel Lane, Upper Hale, Farnham, Surrey. GU9 0QB.  
Guide Price £195,000

- Ground floor apartment
- 1 Double bedroom
- Smart kitchen
- 116 yrs. left on lease
- Potential rental income £1,100 pcm
- Beautifully presented
- Luxury Bathroom
- Allocated parking
- Great Buy to Let or First Time Buy
- No chain

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 81                      | 82        |
| (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

Situated in a residential lane on the North side of Farnham, this 7 year old ground floor apartment offers spacious, contemporary living. Features include a fitted kitchen with integrated appliances, bathroom with rainhead shower, large living space, double bedroom, electric central heating to radiators and double glazed windows. The property further benefits from allocated parking. Ultrafast broadband is available in the area and mobile signal is likely on most networks, potential buyers (particularly Three users) should carry out their own onsite checks.

## Directions

Proceed up Castle Street and follow Folly Hill all the way to the T-junction with Upper Hale Road and turn right. At the traffic lights proceed straight ahead and continue for approximately 1 mile. As the road bends to the right turn left into Wood Road and at the T-junction turn right into Heath Lane. Take the first turning on the left into Bethel Lane and the property will be found after a short distance on the right.

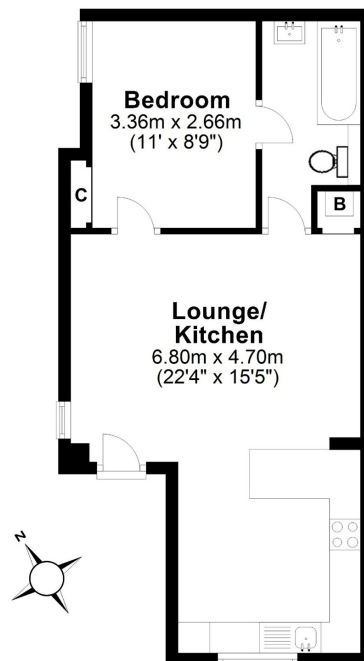
## Tenure

Leasehold - Balance of a 125 yr lease from 24th June 2016. Ground rent £300 per annum and Service charge £860 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 B

## 4 Prospect House, Farnham, GU9 0QB



Total area: approx. 42.0 sq. metres (452.5 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.