



42 Badger Court, Broad Ha'penny, Boundstone, FARNHAM, Surrey.
GU10 4TZ.

Guide Price £265,000

- Well presented modern home
- Re-fitted kitchen/breakfast room
- Re-fitted bathroom
- Visitor parking available
- Potential rental income £1,350 pcm
- Living room
- Two bedrooms
- Allocated parking for 1 car
- Lovely communal grounds
- Leasehold with 121 yrs left

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |

Description

*** VIEWING DAY BY APPOINTMENT 18th JANUARY *** A very well presented terraced home situated within this popular South Farnham development. The accommodation includes an entrance hall, living room, re-fitted kitchen/breakfast room, 2 bedrooms and a re-fitted family bathroom. The house is set in delightful communal grounds and further benefits from gas central heating, double glazing and 1 allocated parking space. Offered for sale with no onward chain. Material Information - Good mobile signal with all providers outside and Superfast broadband available.

Directions

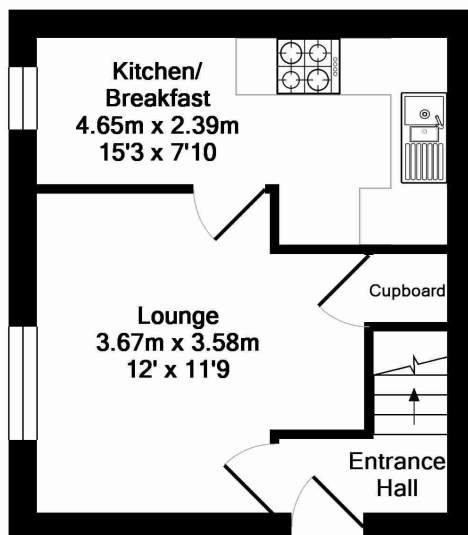
From Boundstone Road, turn into Broad HaPenny and follow the road around to the right. The house will be found on your right hand side, just by the entrance to Badger Court.

Tenure

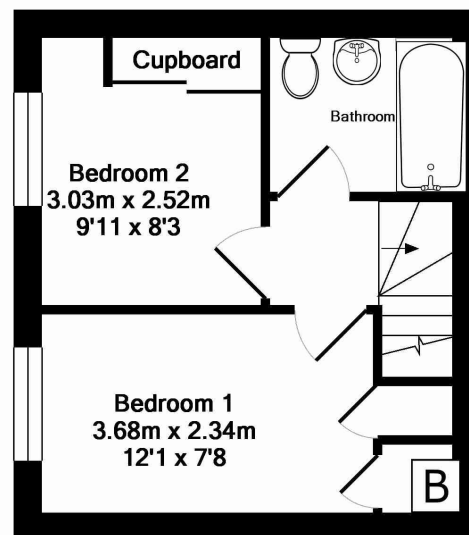
Leasehold - The property has 121 years remaining of a 125 year lease. The maintenance charge is £914 per annum and ground rent is £250 per annum. The water is metered. The rules and regulations for the development can be seen on this website under 'brochures', please note that commercial vehicles are not permitted. Superfast fibre broadband is available in the area and mobile signal seems good depending on you phone and network.

Local Authority

Waverley
Band C



Ground Floor
Approx. Floor
Area 24.8 Sq.M.
(267 Sq.Ft.)



1st Floor
Approx. Floor
Area 24.8 Sq.M.
(267 Sq.Ft.)

Total Approx. Floor Area 49.6 Sq.M. (534 Sq.Ft.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)
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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.