



7 Westbourne Place, Farnham, Surrey. GU9 8EF.  
£369,950

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## Description

A luxury first floor apartment within the highly regarded Westbourne Place development. The property is ideally situated, with a local parade of shops nearby and Farnham's elegant Georgian town centre and mainline station within walking distance. This spacious apartment offers two double bedrooms, family bathroom and en-suite shower room. The open plan living area offers dining space and a comprehensively fitted kitchen with appliances. The property benefits from an excellent amount of storage, both within the apartment and in an externally accessed storage area. There is a large gravel parking area providing parking for residents and visitors. The apartment has one allocated parking space. Further benefits include underfloor heating, a lift to all floors, video entry system and communal grounds. Viewings are highly recommended.

The property is leasehold with approximately 110 years remaining. The annual service charge is £250 pcm and ground rent is £350 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.

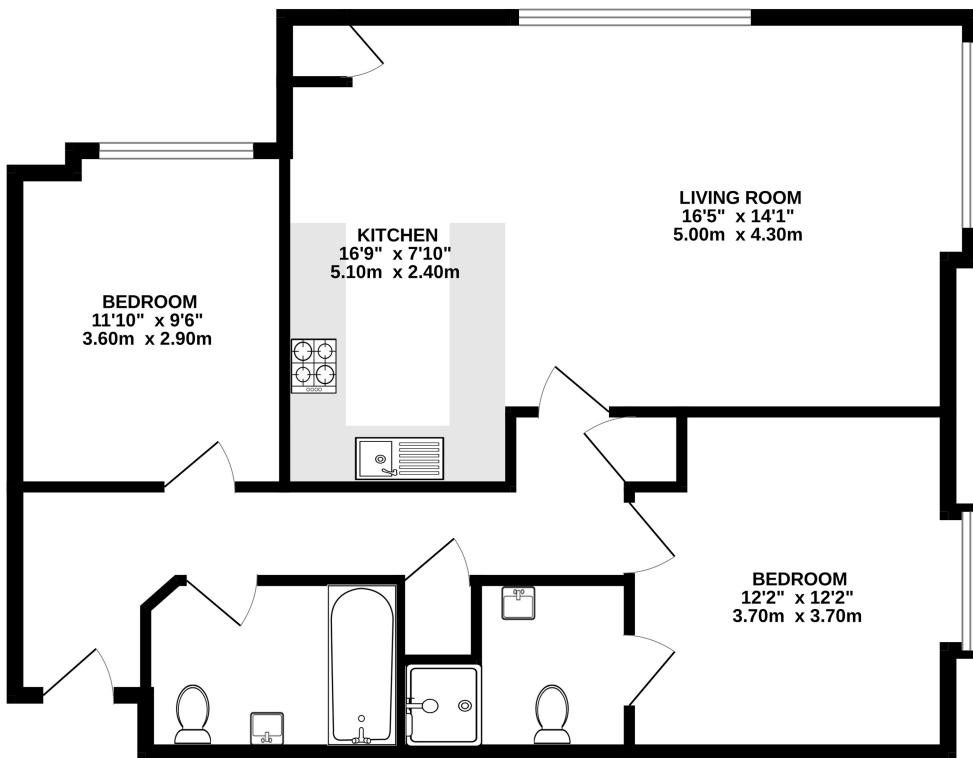
## Directions

From Ridgway Road, turn into St Johns Road and Westbourne Place will be found after a short distance on your lefthand side.

## Local Authority

Waverley  
Band D

818 sq.ft. (76.0 sq.m.) approx.



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B | 84      | 84                      |
| (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 |

TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the particulars 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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Disclaimer: 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.

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