



Flat 2 Millbridge House, Frensham Farnham, Surrey. GU10 3AB.
Guide Price £229,950

- Village location
- Share of Freehold
- 2 double bedrooms
- Parking for 2 cars
- 1st floor apartment
- Open plan kitchen/diner/lounge
- Modern bathroom
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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

A delightful first floor apartment in this popular village location. Frensham lays some 3 miles to the south of Farnham's elegant Georgian town centre and mainline station. The village is surrounded by beautiful open countryside, including Frensham ponds. The village shop/post office and local pub are both within walking distance. This apartment offers generous, open plan, accommodation including a large kitchen/dining/living room, two double bedrooms and a modern bathroom. Further benefits include gas fired central heating via radiators, a fully integrated kitchen and residents' parking. The property is offered for sale with no onward chain.

The property comes with a share of the freehold and around 990 years remaining on the lease. No ground rent is applicable and owners share the cost of any required maintenance and the cost of the budlings insurance - flat 2 pays a 38% share. N.B. 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

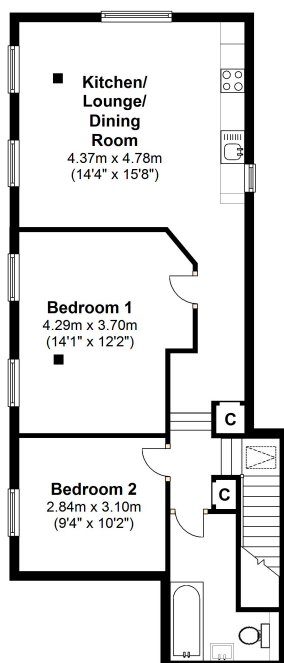
Sat Nav Ref: GU10 3AB Park in the private car park opposite the MG Garage.

Tenure

Flat 2, Millbridge House, Frensham, GU10 3AB

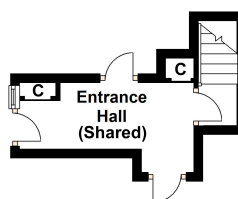
First Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Ground Floor

Approx. 7.8 sq. metres (83.9 sq. feet)



Total area: (excluding entrance hall) approx. 62.8 sq. metres (676.0 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

Local Authority

Waverley
Band C

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.