



9 Ferndown Court, Frensham Road, Lower Bourne, Farnham, Surrey.
GU10 3PZ.

Offers in excess of £350,000

- Spacious first floor apartment
- Lift to all floors
- Share of freehold
- Two double bedrooms
- Kitchen/breakfast room
- Shower room and en-suite bathroom
- Parking and garage
- Large lounge/dining room
- No onward chain
- Communal garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(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 very spacious first floor apartment, forming part of this prestigious development, on the favoured south side of Farnham. The generous accommodation includes a large entrance hall, lounge/dining room, kitchen/breakfast room, master bedroom with fitted wardrobes and en-suite bathroom, 2nd bedroom with fitted wardrobe and french doors to balcony, and a shower room. Further benefits include video entry system, gas radiator central heating, double glazing, a storage cage on the lower level, communal grounds and a garage and parking space. Ferndown Court is situated within walking distance of local shops and Farnham's elegant Georgian town centre is only 1.5 miles away.

Superfast broadband is available in this area and mobile signal may be limited depending on provider. Buyers are advised to carry out their own onsite checks. There are Tree Preservation Orders on two trees within the grounds. The property comes with a share of the freehold and has 989 years remaining on the lease. The current yearly service charge up to 30th September 2024 is £2,640 per flat. 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 3PZ

Tenure

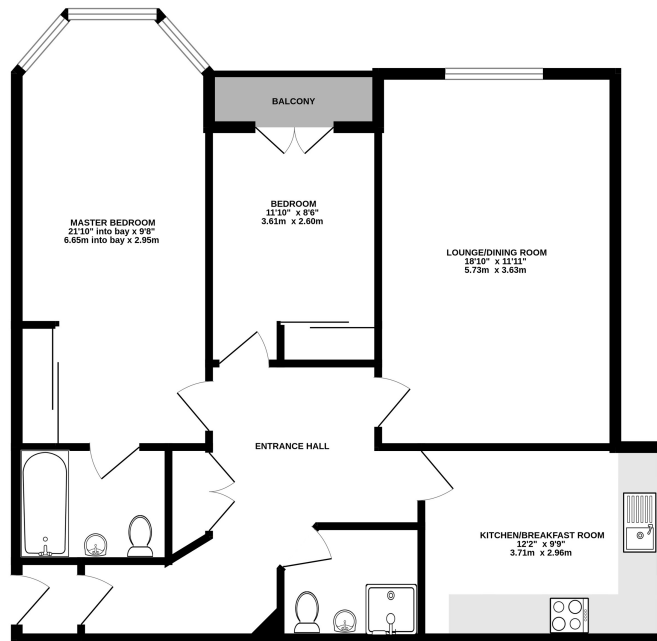
Share of Freehold

Local Authority

Waverley

Band F

880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 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.