



5 Romley Court Morley Road, Farnham, Surrey. GU9 8NJ.
Guide Price £375,000

- 1st Floor apartment
- Commanding views
- Modern kitchen
- Private Balcony
- Walking distance of train station and town
- 2 Large double bedrooms
- En suite shower room and separate family bathroom
- Lounge /dining room
- Communal grounds and single garage
- Share of Freehold with balance of a 999 yr. lease from 1982

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

The apartment comprises a large entrance hall, kitchen with ample work surfaces and space/plumbing is provided for a washing machine and dishwasher. There is also a "newly installed double oven" and electric hob. Off the hallway is a bright double aspect lounge, dining area with sliding door to sunny aspect balcony overlooking the college playing fields and Farnham Castle. The master bedroom is a grand size and offers built in wardrobes and a re-fitted en suite shower room. There is a second double bedroom that has super views over the historic town and Farnham Castle. The apartment has gas central heating and upvc double glazing. Outside there is residents' parking and a single garage, plus very well cared for communal gardens. Material Information - Combination boiler installed in September 2022, water softener in kitchen. Artex ceilings throughout with Chrysotile.

Directions

SAT NAV - GU9 8NJ

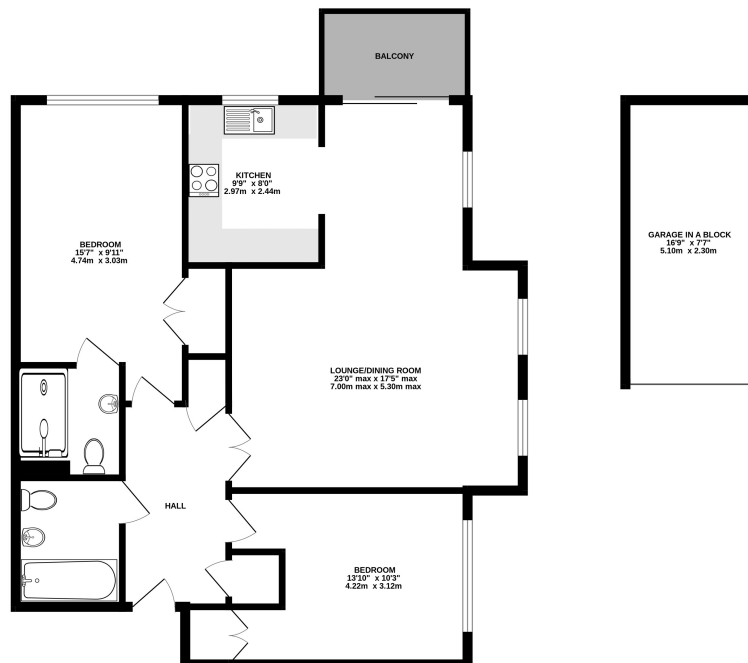
Tenure

Balance of a 999 year lease from 1982. Nil ground rent. Service charge currently is £262.38 pcm and includes ongoing contribution to a Reserve fund, Buildings Insurance and maintenance of the communal areas. The Managing Agent for the block is Elm Group in Frimley. The roof of the main building will need to be replaced at some point in the future and that is why a proportion of the service charge paid goes towards a Reserve Fund. 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 E

1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.