



Flat 4 Caesars Court, Bethel Lane, Upper Hale, Farnham, Surrey. GU9 0QF.
OIEO £180,000

- Superb ground floor flat
- Sitting room with box bay window
- Re-fitted kitchen
- Allocated parking
- Potential rental £950 pcm
- 1 Bedroom
- Smart kitchen
- Communal gardens
- 120 yr lease remaining
- Viewing advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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 superb ground floor maisonette located in the popular Upper Hale area of Farnham, and presented in excellent condition throughout. The accommodation comprises an entrance hall with access to all rooms, a kitchen with modern fitted units and a range of appliances, a sitting room with large bay window, a generous bedroom and a family bathroom with a shower over the bath. Externally the property is well maintained and offers an allocated parking space. Material Information - Good mobile signal apart from with Three and Ultrafast broadband available. Electric heating.

The property is leasehold with 118 years remaining. Ground rent is £150 per annum and maintenance charge is £95 per month. 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.

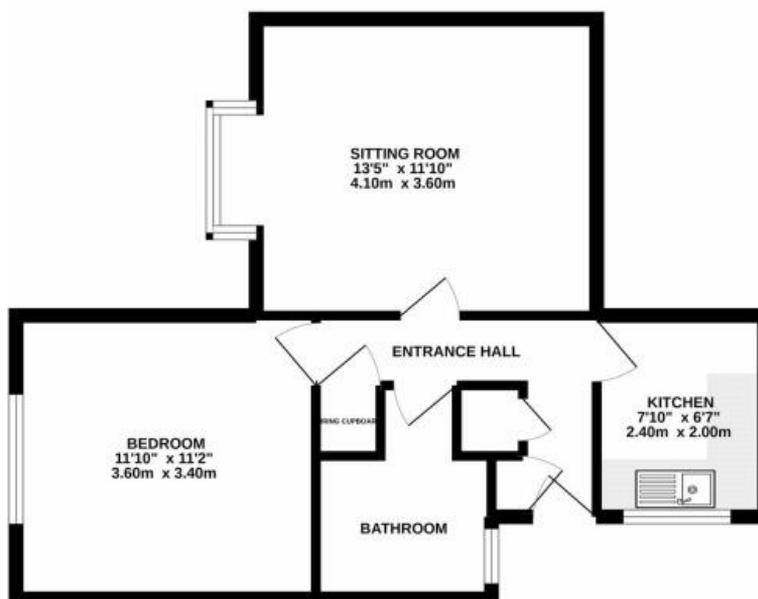
Directions

Leave Farnham via East Street and continue on into Hale Road. At the Six Bells roundabout take the first exit left onto the Farnborough Road. At the traffic lights, turn left into Upper Hale Road. Take the third turning right into Heath Lane and turn right into Bethel Lane where Caesars Court is situated on the right hand side.

Local Authority

Waverley
Band B

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, height and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with MetreX i2022.

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.