



28 Sumner Court, Sumner Road, Farnham, Surrey. GU9 7JX.  
Fixed Price £259,950

- Spacious 1st floor apartment
- Bathroom
- Lounge with PRIVATE balcony
- Resident parking
- Potential rental income £1,250 pcm plus
- 2 Bedrooms
- Re-fitted kitchen
- Communal gardens
- Balance of a 999 year lease

## Description

A spacious and well presented first floor apartment, situated on the edge of Farnham's elegant Georgian town centre. Farnham Park is just a short stroll away and the mainline station is within a half mile walk. The development stands amidst attractively landscaped communal grounds, which enjoy a southerly aspect, and there is also the benefit of residents parking.

## Directions

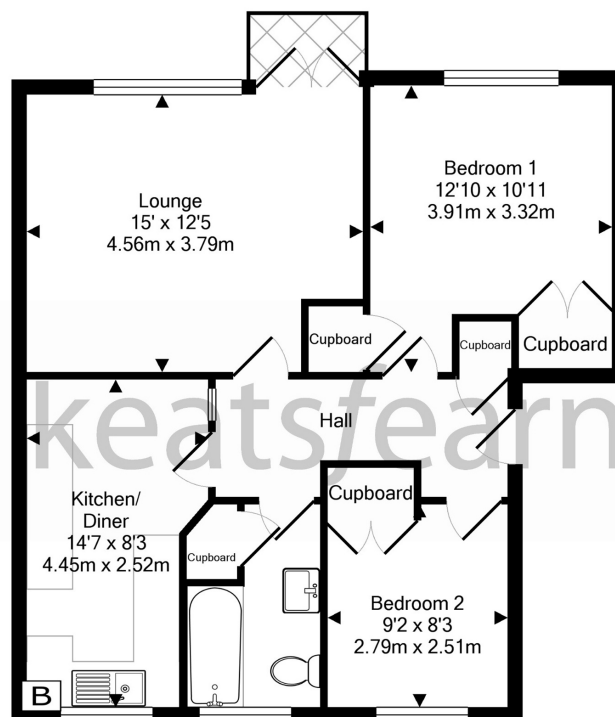
Sat Nav - GU9 7JX

## Tenure

The property is leasehold for the remainder of a 999 year term commencing October 1960, without ground rent. The maintenance charge, currently £108.35 per month includes maintenance of the common areas, gardening, window cleaning and buildings insurance. This information has been provided by the owner and should be verified by buyers legal representative before purchase.

## Local Authority

Waverley  
Band C



Total Approx. Floor Area 638 Sq.Ft. (59.2 Sq.M.)

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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.