



16 Stratford Court Avon Road, Farnham. GU9 8PG.
Guide Price £350,000

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Description

A two double bedroom retirement bungalow for the over 55's with a 24 hour emergency call system. The property benefits from outside space, communal grounds and parking, is set just to the south of Farnham town.

Features - * Retirement bungalow for over 55's * 2 Double bedrooms* 19'11 Sitting/dining room* Modern, re-fitted kitchen

* Luxury shower room* 2 x private patio areas* Landscaped communal grounds* Gas central heating and double glazed windows* Resident and visitor parking * No onward chain and Probate awaited



Material Information - Service Charge including buildings insurance is £3,137 per annum for upkeep of communal areas and warden. Good mobile signal likely outside with all providers and superfast broadband available. Gas fired central heating. Built 1985. Beyond the patio area is communal grounds. First Port Retirement Properties Ltd runs the Management.

Directions

SAT NAV - GU9 8PG

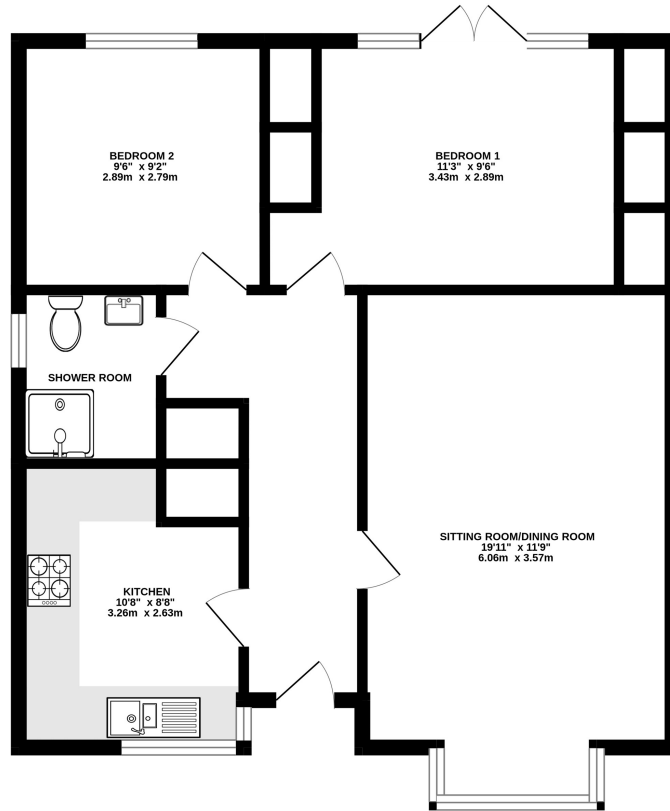
Local Authority

Waverley

Band D




656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Disclaimer: 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.

