

Crondall, Surrey

Two Bedroom Penthouse Apartment



11 Itchel Court, Rye Common Lane, Crondall, Farnham, Surrey, GU10 5EQ

The Property

This impressive two-bedroom, two-bathroom penthouse apartment with wrap-around balcony, is situated within an exclusive gated development of just 14 apartments and is offered to the market with no onward chain.

The hallway with generous utility cupboard and plumbing for a washer/dryer, leads via double doors into the spacious bright open plan living/kitchen/dining room.

Doors lead out to a substantial balcony making it an ideal entertaining space for relaxing and enjoying the sunshine. The well-appointed fitted kitchen with fully integrated appliances benefits from an island/breakfast bar.

There are two good sized bedrooms both benefitting from built-in wardrobes and access to the balcony.

The main bedroom boasts a fitted ensuite shower room with the main fitted bathroom suite located off the hallway.

Outside

Itchel Court is a development of two-bedroom luxury apartments with landscaped grounds and feature lighting. There is a secure electric gated entrance operated by each apartment via individual video entry systems which also provides access to the front door of each apartment/block.

There are two allocated parking spaces for No 11 with additional visitor parking. Cycle, communal waste/recycle storage is also provided.

Location

Crondall is a quintessential English village with excellent facilities including a highly regarded junior school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, village hall, doctors' surgery and tennis court. Within easy reach of the village amenities, yet close to open farmland with country walks on the doorstep.

The nearby historic market towns of Farnham and Odiham offer a good range of High Street and independent shopping, recreational and educational facilities with the more extensive facilities of Guildford approximately 14 miles away.

This is an ideal location for commuters with mainline connections to London from Fleet,

Farnham and Winchester. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within one hour.

There are well regarded state and private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College.

Other Information:

Lease remaining: 120 Years as of July 2024
Services Charges: £1,300.00 approx per annum
Ground Rent: £100 per annum
Council Tax Band: C







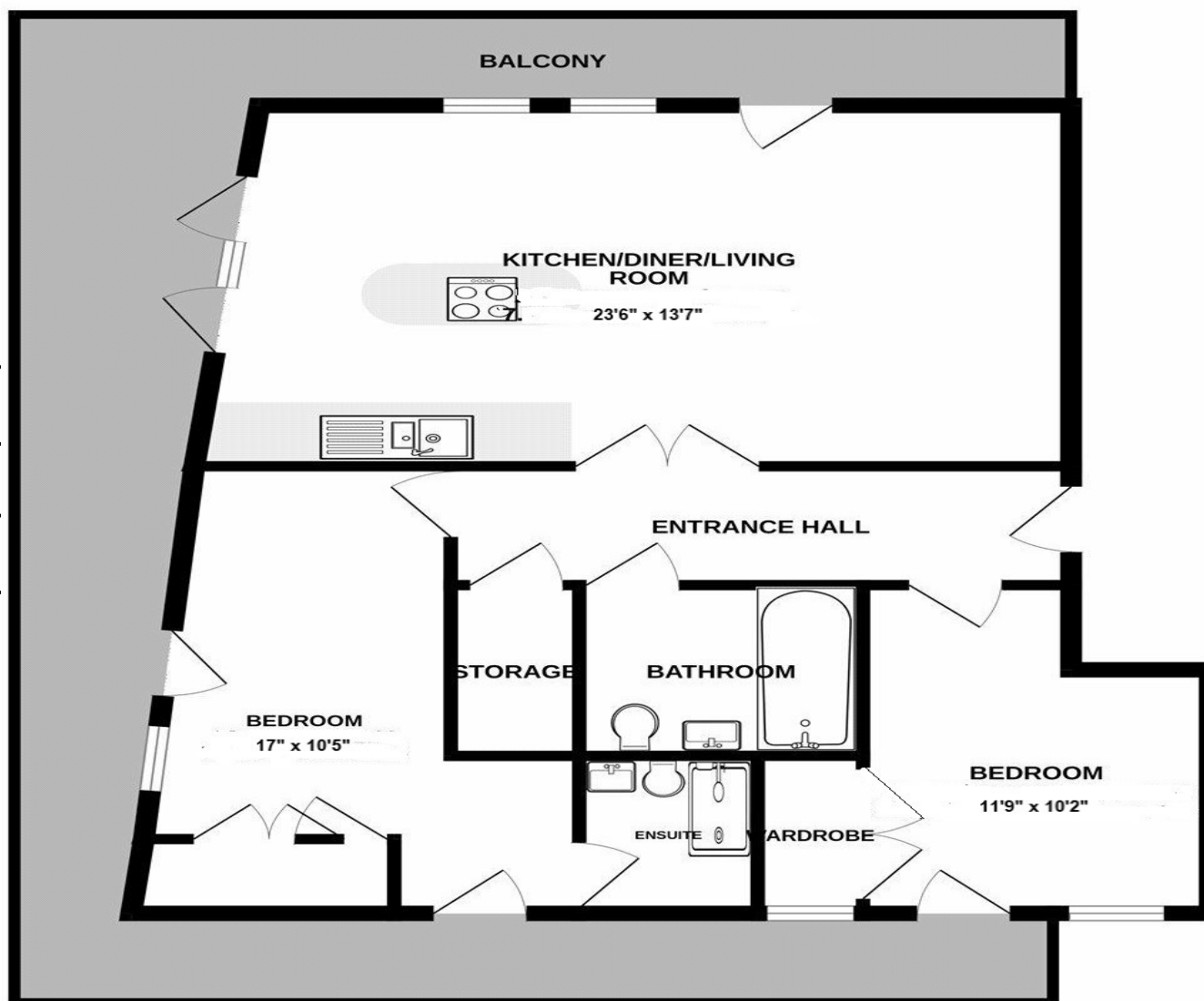










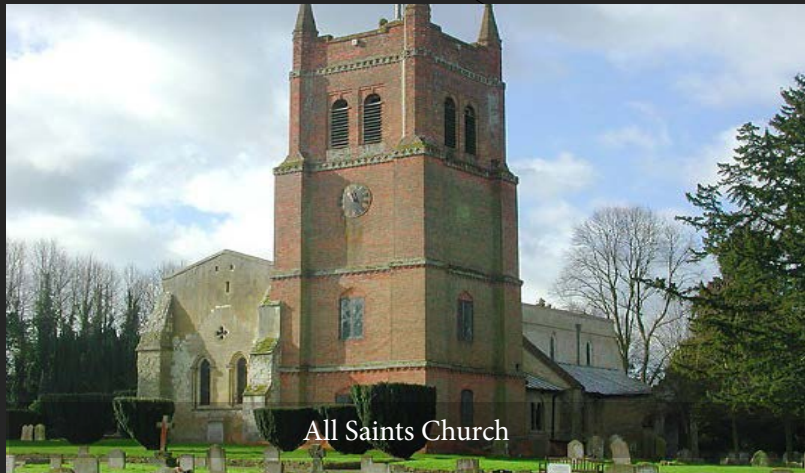


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

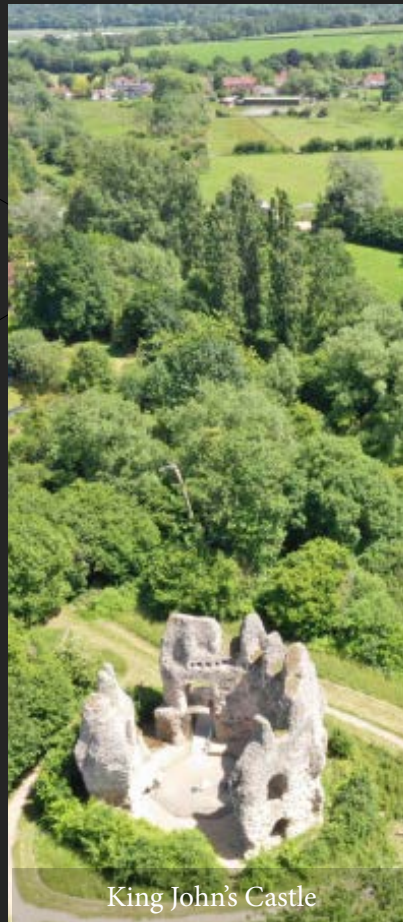
Road links are excellent within the local area and the M3 access is within 2 miles of the property.



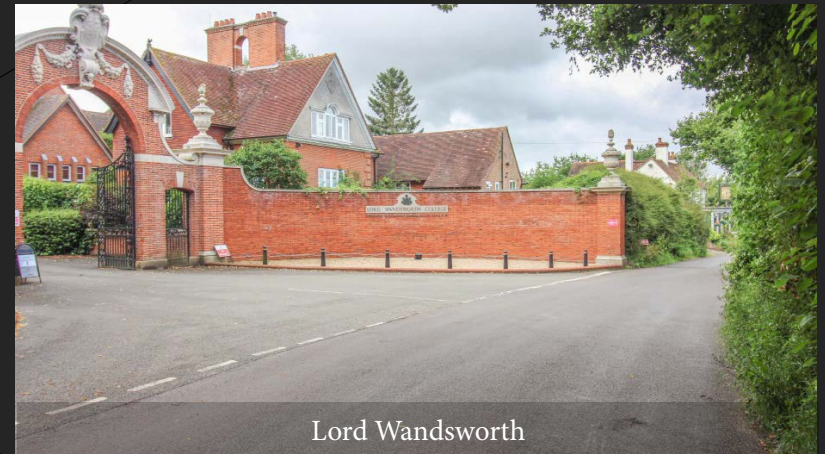
All Saints Church



Hook Meadow Crondall



King John's Castle



Lord Wandsworth



The Plume of Feathers Crondall

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Mains
Heating – Gas

Materials used in construction - Brick & Block to First Floor
How does broadband enter the property - FTTP (fibre to the premises)
EPC - B (85)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU10 5EQ. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
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