

Flat 2, 15 West Street, Farnham, Surrey. GU9 7DN.
Guide Price £269,500

- Rented out to 3 separate students till end of July 2025 at £2,075 pcm to include all bills
- Modern bathroom
- Lounge
- Permit parking available
- Viewing advised
- 1st Floor apartment in Grade II Listed building
- 2 Double bedrooms
- Kitchen
- Shared roof terrace
- Balance of a 125 year lease from 2017

Description

An exciting opportunity to purchase a truly unique two bedroom 1st floor apartment located within the Conservation area in the heart of Farnham town centre. This property is a must see inside and could continue to be a great buy to let investment or a 1st time purchase. Resident permits cost £84 for the first permit issued to a household, £104 for the second permit issued to the same household and £134 for a third and subsequent permits. Resident visitor permits cost £2 for all day permits (with a limit per household of 150 per year) and £1 for 2 hour permits (with a limit of 250 per year).

Material Information: Good mobile coverage and ultrafast broadband available. Gas fired central heating with timber glazed windows.

Directions

Located just off West Street, down the side of the former Sharps Bedroom Furniture Store (door no 15).

Tenure

Balance of a 125 year leases from 2017 and ground rent is £150 per annum. Buildings insurance share for Flat 2 is 24.36% of the total - £508.61 for current year. Service charge is circa £540 per annum. We have not been able to check this information via an inspection of the lease and management agreement and a prospective buyer should consult their own solicitor for verification.

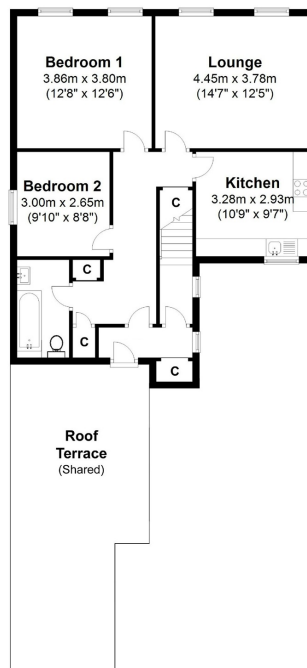
Local Authority

Waverley
Band C

Flat 2, 15 West Street, Farnham, GU9 7DN

First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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.