



Flat 7 Kestrel House, Weydon Lane, Farnham, Surrey. GU9 8UY.
Guide Price £129,950

- Share of Freehold
- Fitted kitchen with appliances
- White bathroom suite
- Close to town and station
- Studio apartment
- Large lounge/bedroom
- Residents parking
- Potential Rental income £795 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

Situated within walking distance of the town and station, this modern studio apartment makes an ideal first time or investment purchase. The property was decorated throughout around 6 months ago and offers a generous lounge/bedroom, bathroom with white suite, fitted kitchen with appliances and gas central heating with a boiler that was installed in 2021. Residents parking is available to the rear. Properties in this price range are rarely available in Farnham and viewings are recommended.

Directions

Sat Nav Ref: GU9 8UY

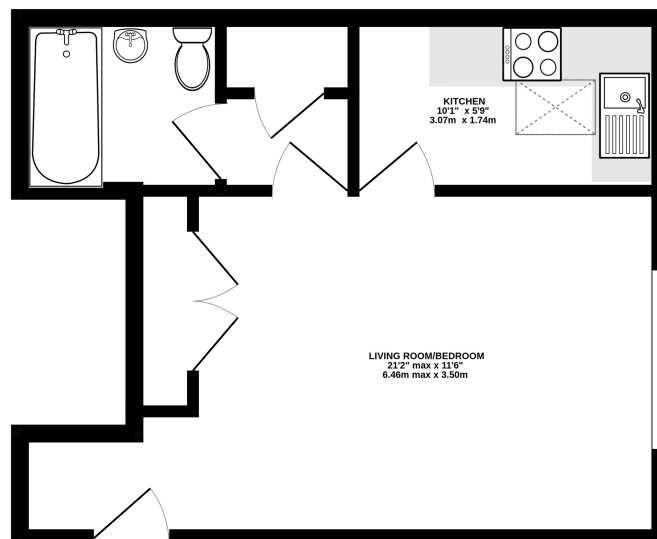
Tenure

The property comes with a share of the Freehold. The lease has 91 years remaining and the maintenance charge is £1356 per annum. 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.

Local Authority

Waverley
Band B

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.0 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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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.