



18 Stratford Court, Avon Road, Farnham, Surrey. GU9 8PG.
Guide Price £375,000

- Freehold Bungalow
- Two Bedrooms
- Dual Receptions
- Private Patio
- Site Manager

- Over-55s Living
- Re-Fitted Kitchen
- Conservatory
- Garage & Drive
- Re-Fitted Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

Set in beautifully landscaped communal grounds, Stratford Court is one of Farnham's most desirable retirement developments, within walking distance of the town centre and local bus stop. This mid-1980s freehold bungalow offers secure, warden-assisted living with gas central heating, two reception rooms, conservatory, re-fitted kitchen with integrated appliances, two bedrooms, and luxury fully tiled shower room. Outside: private rear patio, single garage, resident parking, and immaculately maintained communal gardens. Pet ownership permitted subject to approval.

Directions

Proceed out of the town centre up Firgrove Hill and turn right immediately after the pelican crossing into Arthur Road. Take the first turning on the left into Avon Road and the entrance to Stratford Court will be found towards the end of this private road on the right hand side.

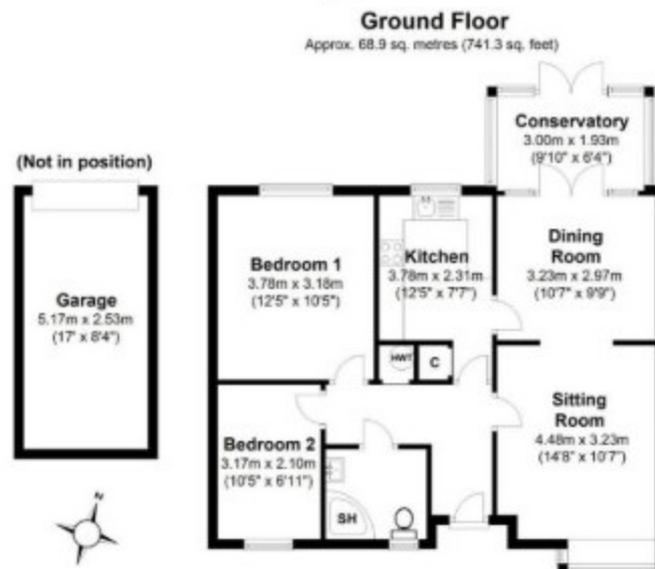
Tenure

FREEHOLD - We are advised that the service charge payable to First Port up until the 31st March 2026 is £4,069.35 (Annual charge but can split it into quarterly payments) and includes the services of the Site Manager, buildings insurance, window cleaning and maintenance of the communal areas and external area of the property.

Local Authority

Waverley
Band D

18 Stratford Court, Avon Road, Farnham, GU9 8PG



House area: approx. 68.9 sq. metres (741.6 sq. feet)
Garage area: approx. 13.1 sq. metres (141.0 sq. feet)
Total area: approx. 82.0 sq. metres (882.6 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/tenants 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.