



Flat 1, 2 The Borough, Farnham, Surrey. GU9 7NA.
OIEO £220,000

- Prime central Farnham location
- Bright, open-plan living space
- Stylish refitted tiled bathroom
- Southerly aspect, sash windows
- Residents' parking permit available at extra cost
- Fully refurbished to high standard
- Integrated modern kitchen appliances
- Spacious double bedroom layout
- No onward chain sale
- Strong rental yield potential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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

A beautifully refurbished and superbly located one-bedroom apartment in the heart of Farnham, offering contemporary living with style and convenience. This first-floor apartment is presented in excellent condition throughout, having been thoughtfully modernised to a high standard. The bright and airy open-plan kitchen, living and dining area features attractive wood-effect flooring, integrated appliances, and elegant sash windows offering a southerly outlook across The Borough. The spacious double bedroom benefits from a recessed area ideal for wardrobes, while the stylishly refitted bathroom is fully tiled and finished with sleek, modern fittings. Set within a secure building with communal entrance and stair access, the property also benefits from a long lease (119 years remaining) and is offered to the market with no onward chain. A residents' parking permit is available via Waverley Borough Council. Perfectly situated in a prime central Farnham location, it is just a short stroll from shops, cafes, and the mainline station. This apartment also represents an excellent investment opportunity, with a potential rental income in the region of £1,150 to £1,250 per calendar month.

Directions

SAT NAV - GU9 7NA

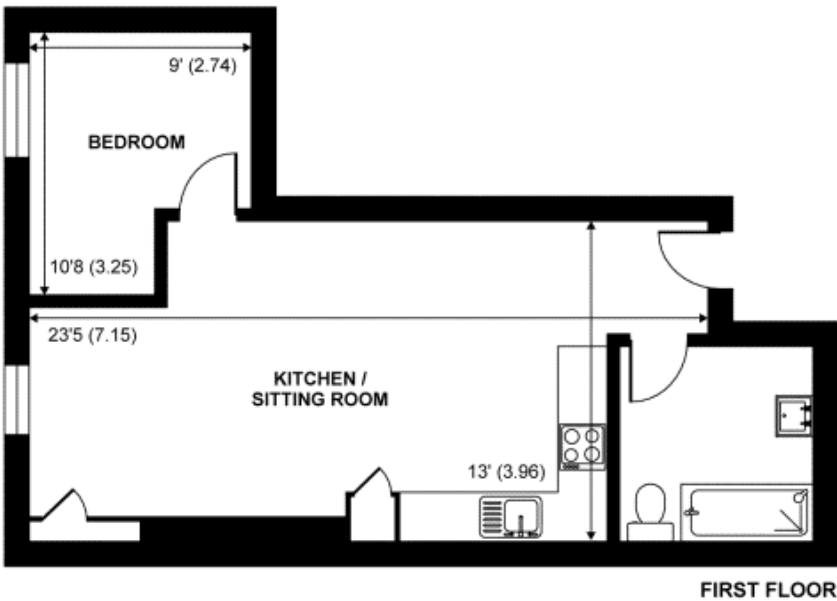
Tenure

Leasehold - Ground rent £200 per annum. Service charge of £1,771.89 pa = £147.65 pcm. 119 years remaining on the lease. 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 C

Approximate Area = 452 sq ft / 42 sq m
For identification only - Not to scale



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.