



Flat 2, 19 Green Lane, Farnham, Surrey. GU9 8PY.
Guide Price £265,000

- Ground floor apartment
- Lounge/dining room
- Double glazed windows
- Communal gardens
- Potential rental £1,295 pcm
- 2 Double bedrooms
- Smart kitchen & bathroom
- Gas fired central heating
- 2 Allocated parking spaces
- Viewing advised

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(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 2 bedroom ground floor apartment situated on the south side of Farnham, in a pleasant residential road with a long lease. The property is approached through a well kept communal entrance hall with security linked telephone to the apartment itself.

Directions

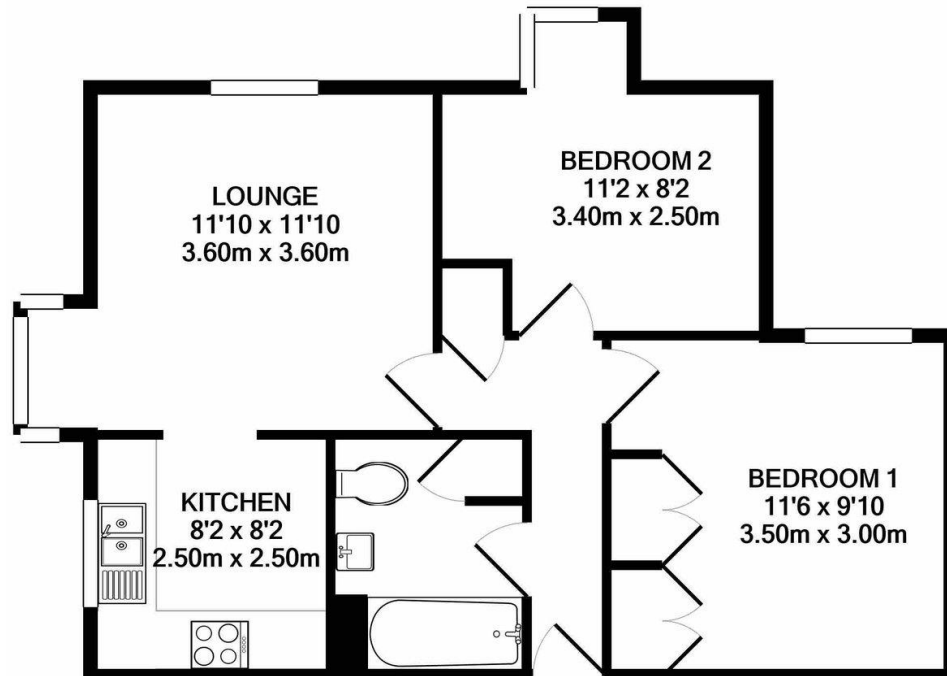
GU9 8PY

Tenure

Leasehold for 161 years commencing on and including 29 September 1989 approx. Hence, 125 years to run. (Absentee freehold - hence the lease was extended by a Government department and no ground rent demands have come in since 6-7-18, Seller happy to ensure any outstanding ground rent owed by them is paid up to date). The ground rent is £50 per annum and the Buildings Insurance is split equally between the 4 apartments when invoices are approved. The management company Movenext is run by the 4 owners of the flats. 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



TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.