



Flat 15 Valence House, 1 Threadneedle Road, Farnham, Surrey. GU9 7QY.
OIEO £335,000

- Stunning Crest Nicholson penthouse
- Two spacious double bedrooms
- Open-plan living and kitchen
- Integrated modern kitchen appliances
- Westerly facing PRIVATE balcony
- Overlooks Brightwells Yard Square
- Luxury en suite and bathroom
- High-gloss units, Quartz surfaces
- Dual lifts for easy access
- Residents underground parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(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

This stunning penthouse apartment, built by Crest Nicholson, boasts a prime westerly aspect with a private balcony offering picturesque views over Farnham and the newly developed Brightwells Yard Square. The property features two generously sized double bedrooms, one of which benefits from a stylish en suite shower room and fitted wardrobes, while the second bedroom has access to a sleek, modern bathroom. At the heart of the home is a beautifully designed open-plan kitchen, living, and dining area, complete with French doors that open onto the spacious balcony — perfect for entertaining or relaxing in the sun. The contemporary kitchen is fitted with an extensive range of white high-gloss cupboards and drawers, complemented by elegant Quartz worktops and integrated appliances. Additional conveniences include one underground parking space and access to two communal lifts, ensuring ease of access at all times, even when one lift is undergoing maintenance.

Directions

SAT NAV - GU9 7QY

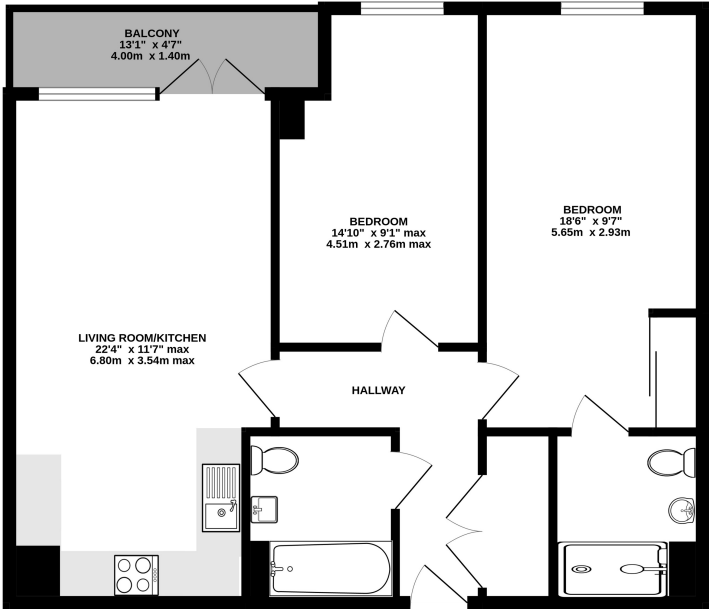
Tenure

Leasehold - Balance of a 150 yr. lease from December 2017. No ground rent and annual service charge is £3,102.82 paid in 6 months installments (i.e. £1,551.41 every 6 months) and includes buildings insurance. 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 D

724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, entrances, 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.