



Flat 2 Millgate Court, Guildford Road, Farnham, Surrey. GU9 9PP.
Guide Price £259,950

- Newly redecorated throughout
- Walking distance of the town and Farnham Park
- Luxury fitted bathroom
- Integrated modern appliances
- No onward chain
- Ground floor convenience
- Double-aspect sitting room
- Sleek gloss kitchen
- Two spacious bedrooms

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(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

*** NEW PRICE AS MOTIVATED SELLER *** A beautifully re-decorated and ready to move into, this impressive two-bedroom ground floor apartment offers a rare combination of modern living — all within walking distance of Farnham's sought-after Georgian town centre. Step inside via a secure communal entrance with entry phone system, leading to a welcoming entrance hall with useful storage space. The bright, double-aspect sitting room provides an inviting space for relaxation or entertaining, while the sleek black gloss kitchen comes with a range of integrated appliances — perfect for modern lifestyles. Both bedrooms are well-proportioned, and the contemporary luxury bathroom completes the accommodation to a high standard. This is a rare opportunity to secure a stylish, low-maintenance home in one of Surrey's most desirable market towns — early viewing is highly recommended. Material Information - Good mobile signal and ultrafast broadband available.

Directions

SAT NAV - GU9 9PP

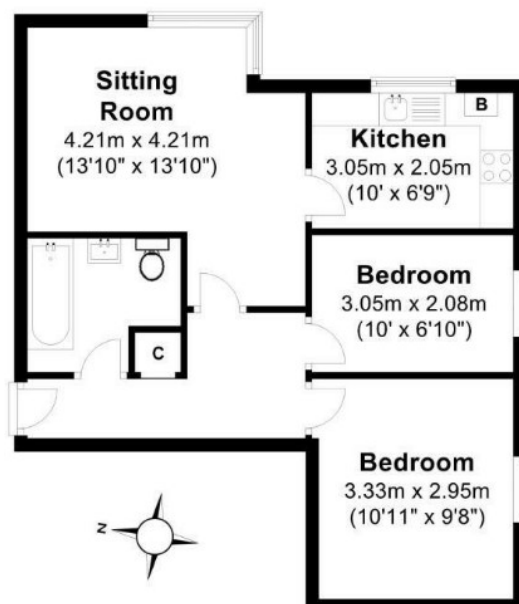
Tenure

Leasehold. Balance of a 125 yr lease commencing from 1-9-09 (Hence 110 yrs left). Ground rent £104 per annum. Service charge including buildings insurance is circa £1,000 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 C

Millgate Court, Farnham, GU9 9PP



Total area: approx. 48.9 sq. metres (526.3 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 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.