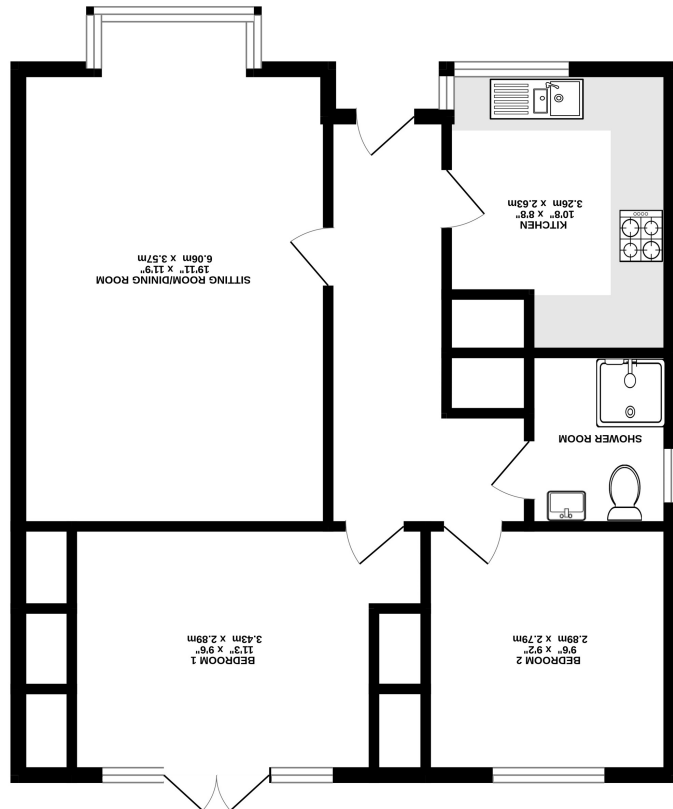


Measurements are taken to the internal face of the walls and are not intended to be used as a guarantee of area. Measurements are taken to the internal face of the walls and are not intended to be used as a guarantee of area. Measurements are taken to the internal face of the walls and are not intended to be used as a guarantee of area.



656 sq. ft. (60.9 sq. m.) approx.

England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
Current	70
Potential	86



16 Stratford Court Avon Road, Farnham, Surrey. GU9 8PG.
Guide Price £350,000



Description

A two double bedroom retirement bungalow for the over 55's with a 24 hour emergency call system. The property benefits from outside space, communal grounds and parking, is set just to the south of Farnham town.

Features - * Retirement bungalow for over 55's * 2 Double bedrooms* 19'11 Sitting/dining room* Modern, re-fitted kitchen



* Luxury shower room* 2 x private patio areas* Landscaped communal grounds* Gas central heating and double glazed windows* Resident and visitor parking * No onward chain and Probate awaited

Material Information - Service Charge including buildings insurance is £3,137 per annum for upkeep of communal areas and warden. Good mobile signal likely outside with all providers and superfast broadband available. Gas fired central heating. Built 1985. Beyond the patio area is communal grounds. First Port Retirement Properties Ltd runs the Management.

Directions

SAT NAV - GU9 8PG

Local Authority

Waverley
Band D

