



8 Paviers, Cherry Tree Close, Farnham, Surrey. GU9 7LU.
£225,000

- Town centre location
- Immaculately presented
- Allocated parking
- Short walk of park and station
- South west facing balcony
- New kitchen
- New bathroom
- New flooring
- Living/dining room
- Double bedroom

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

Having been considerably modernised by the current owners, this fabulous first floor apartment offers an immaculate living space in a tucked away central location. The property features a south west facing balcony, allocated parking, double glazing, gas central heating and new flooring throughout. The beautifully presented accommodation includes a spacious living/dining room with doors to the balcony, a new fitted kitchen with integrated appliances, new bathroom, double bedroom and access to a handy loft space. The apartment is ideally situated, within walking distance of Farnham's elegant Georgian town centre, the historic 320 acre deer park and mainline station with regular service to Waterloo. The property is leasehold with 108 years remaining, ground rent is £78 per annum and the service charge is £1350 per annum. Offered for sale with no onward chain complications, viewings are highly recommended.

Directions

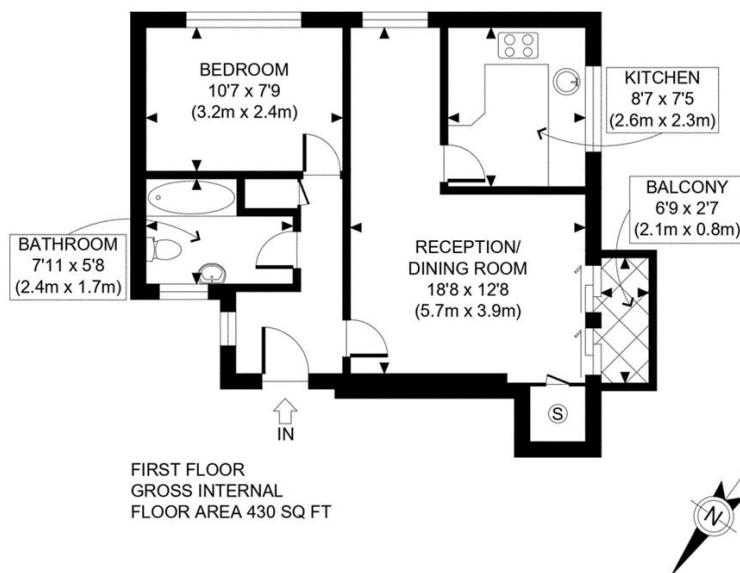
Proceed down Lower South View, turn left into Cherry Tree Close, then bear right and into Paviers.

Tenure

Leasehold

Local Authority

Waverley
Band C



APPROX. GROSS INTERNAL FLOOR AREA: 430 SQ FT/ 40 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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.