



15 The Ferns, Bricksbury Hill, Farnham, Surrey. GU9 0NE.
Guide Price £229,950



Description

A delightful, spacious, two-bedroom leasehold retirement bungalow, benefiting from its own private garden, ideal for those that cherish independent living with added security and less maintenance. The Ferns is a select development of retirement flats and bungalows for the over 55s. The development has a 24 hour security system and a visiting manager. For ease, the property is offered for sale with no onward chain and pets are allowed.

The Bungalow has a private rear garden, that benefits from mature beds and a lovely patio with private gated access to rear, the lawn is mowed as part of the service charge agreement. The property has a light, bright feel and the current owner has replaced much of the flooring and installed electric radiators. There is plenty of storage with double fitted wardrobes in both bedrooms, a cloaks cupboard in the hallway, along with airing cupboard and loft. There is also a modern white bathroom suite with independent shower over the bath and a lovely Shaker style kitchen with solid wood worktops.



A unique feature of this development is a detached building in the centre of the development which offers a residents lounge, Estate Manager's office and a guest suite for visiting friends or relatives. There is also onsite parking.

Leasehold - This property is for retirement use and all residents have to be 55 years of age or above. There is approximately 61 years remaining on the lease (expires 30/06/2086) and service charge is approximately £245.63 per month. This includes buildings insurance, communal electric for outside lighting, communal gardens/private rear garden and water rates are a further £112.90 per annum. Ground rent is currently £100 per year. Viewers wishing to extend the lease should consult online lease calculators for a rough idea of cost. You should also consider positive changes the government are proposing. 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. The property benefits from all mains services except gas. Ultrafast broadband is available in the area and outdoor mobile reception is likely on all networks; buyers should conduct their own indoor checks.

Directions

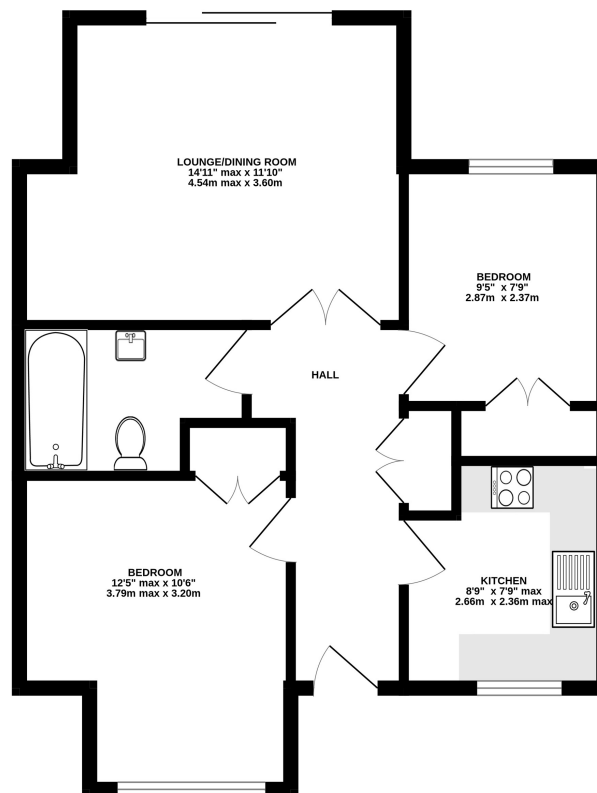
Sat Nav - GU9 0NE

Local Authority

Waverley
Band C



568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	45	90
A		
(81-91)		
B		
(69-80)		
C	45	
(55-68)		
D		
(39-54)		
E	45	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Disclaimer: 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.

