



35 Homepark House, South Street, Farnham, Surrey. GU9 7RU.  
Guide Price £105,000

- Retirement apartment
- Well presented accommodation
- Re-fitted kitchen
- Lift to all floors
- Town centre location
- Lounge/dining room
- Re-fitted bathroom
- Residents' lounge and laundry

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Description

**\*\* NO CHAIN and LONG LEASE \*\*** Homepark House is a retirement development occupying a riverside setting in the heart of Farnham's elegant Georgian town centre. This well presented first floor apartment features a double bedroom with built in wardrobe, living/dining room, re-fitted kitchen and re-fitted shower room. Further benefits include double glazing, residents' lounge and residents' laundry, communal grounds, house manager and 24 hour emergency care line.

Tenure - Leasehold, 139 years from 1/9/1982. Miscellaneous - Service charge £1,023 per 6 months. Ground rent £167.12 per 6 months. 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.

## Directions

Sat Nav Ref: GU9 7RU

## Local Authority

Waverley  
Band C

## 35 Home Park House, South Street, Farnham GU9 7RU

Approximate Gross Internal Area  
38.4 sq m / 413 sq ft

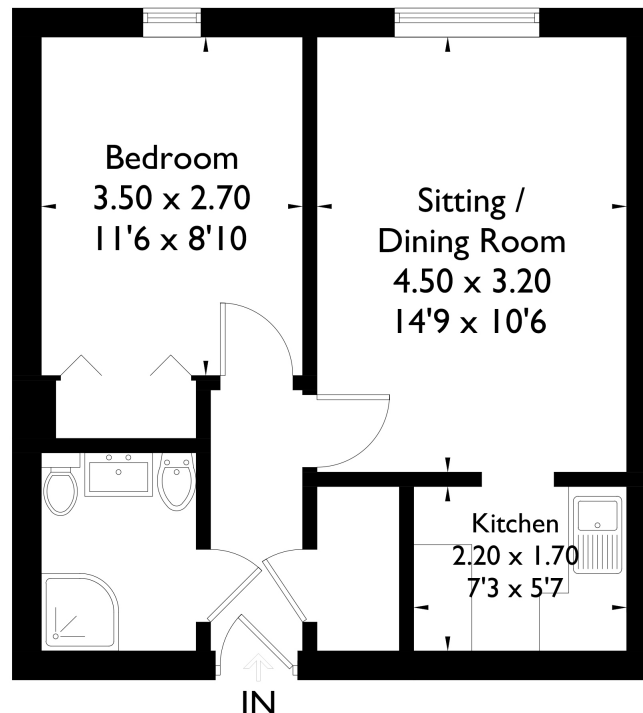


Illustration for identification purposes only. Not to scale  
Ref: 197589

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.