



Flat 10 Mountbatten Lodge, The Hart, Farnham, Surrey. GU9 7HZ.
Guide Price £200,000



Description

A rare opportunity to purchase one of only four apartments with direct access to the attractive communal gardens of this popular retirement development. The property has been much improved by the current owner, including an attractively re-fitted kitchen and a re-fitted shower room. The living room features a door out to the communal gardens and the generous bedroom benefits from a double built in wardrobe. Set in the heart of Farnham's elegant Georgian town centre, many shops, restaurants and other amenities are within walking distance.

Mountbatten Lodge offers lifts to all floors, a residents' lounge, laundry room and parking for residents and visitors. The Lodge manager is on hand to support the owners and keep the development in perfect shape as well as arranging many regular events in the lounge. A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager. The apartment has an emergency Careline system installed, monitored 24 hours a day, 365 days a year by the Careline team.

The property is leasehold with a 125 years lease commencing 2005, approximately 105 years remaining. The service charge is £2954 per annum and Ground rent is £680 per annum, to be reviewed September 2026. The property benefits from double glazing, electric heating and all mains services except gas.

Directions

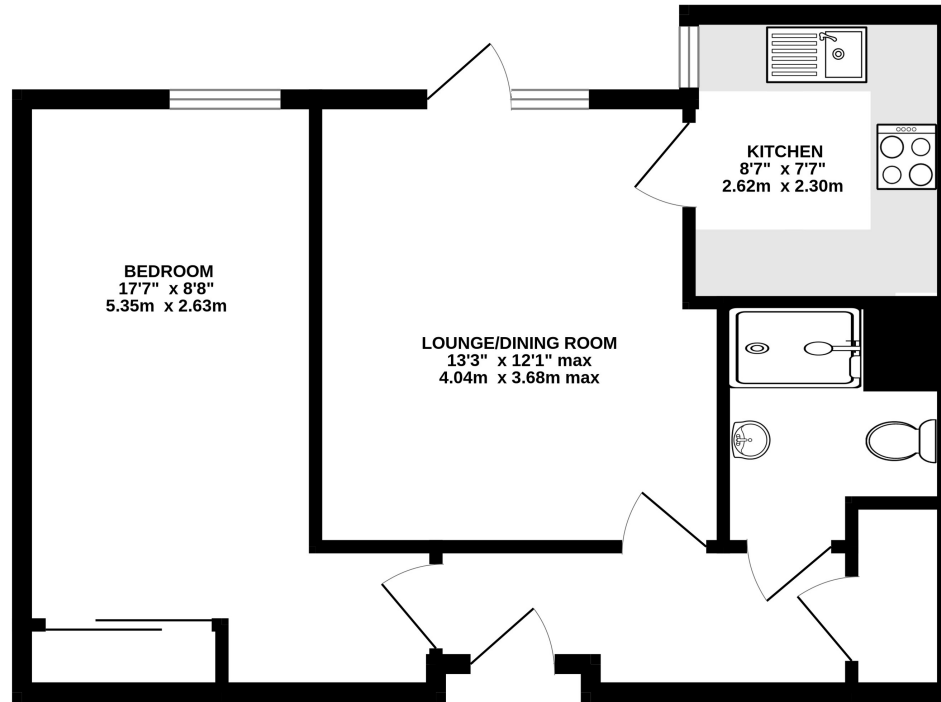
SAT NAV REF: GU9 7HZ

Local Authority

Waverley
Band C




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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+)	74	82
A		
(81-91)		
B		
(69-80)		
C		
(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
		

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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.

