



Flat 5 Hale House 1 Hale Road, Farnham, Surrey. GU9 9FJ.  
Guide Price £220,000

- Only 1/2 mile from the town centre
- Under 20 minute walk to the mainline station
- Gated undercroft parking
- 2 minute walk to Farnham Park
- Open plan lounge/kitchen
- Generous double bedroom
- Contemporary shower room
- Fitted kitchen with appliances

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

## Description

A modern first floor apartment situated on the edge of Farnham Park, within 1/2 a mile of Farnham's elegant Georgian town centre and less than 20 minutes walk to the mainline station. Hale House is well appointed building with, a video entry system and gated underground parking. The apartment offers a spacious open plan living room/kitchen with two double glazed windows. The fully fitted kitchen includes integrated appliances such as an oven, hob, fridge/freezer, dishwasher, and washer/drier. The generous double bedroom also has two double glazed windows and built in wardrobes. The contemporary shower room offers a shower cubicle, wash basin, low level w.c., ladder radiator and attractively tiled walls. The apartment has 1 allocated parking space. Offered for sale with no onward chain.

The property is leasehold with 108 years remaining, the ground rent is £250 per annum and the service/maintenance charge is £1820 per annum.

## Directions

Proceed out of Farnham along East Street and once through the traffic lights by The Albion Public House, turn immediately left into Adams Park Road and the entrance to the apartments can be found on the right hand side.

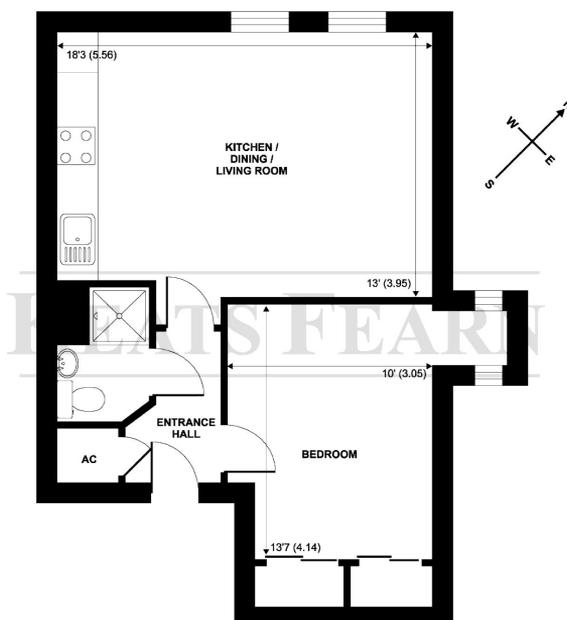
## Tenure

Leasehold

## Local Authority

Waverley  
Band C

NOT TO SCALE



## KEATS FEARN 7 Hale House Apartments

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Keats Fearn and no guarantee as to their operating ability or their efficiency can be given.

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For clarification we wish to inform prospective purchasers/tenants 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.