



Flat 5, St Andrews Court, Downing Street, FARNHAM, Surrey. GU9 7NX.
Offers Over £375,000

- Stunning, ground floor apartment
- Lounge/diner
- Luxury fitted shower room
- Allocated parking 1 car
- Single garage
- 3 Bedrooms
- Brand new kitchen with integrated appliances
- Communal gardens
- Gas fired heating & double glazed windows
- Share of Freehold with balance of a 999 yr. lease

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

St Andrews Court is an exclusive development of quality apartments, built around the 1980's, conveniently located within walking distance of Farnham's elegant Georgian centre and mainline station, which offers a fast regular service to Waterloo. This apartment occupies one of the better positions on the ground floor, and enjoys the benefit of gas-fired central heating and partial upvc sealed unit double glazed windows. There is an entry phone linked to the main outer door and the accommodation has just recently been fully refurbished.

Directions

Sat Nav - GU9 7NX

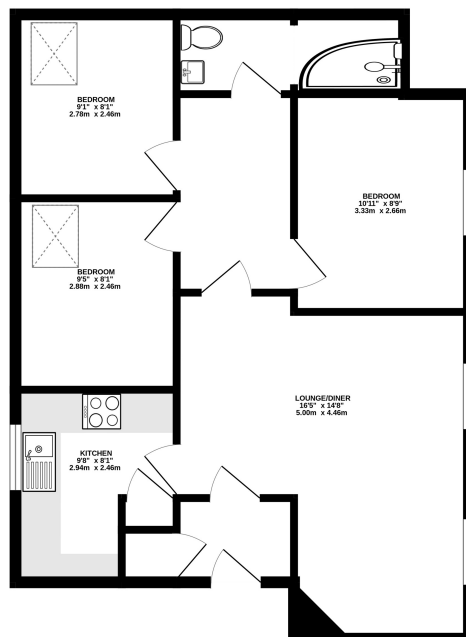
Tenure

Leasehold - Share of Freehold with balance of 999 yr. lease (Balance 992 yrs.). No ground rent and annual provisional service charge of £1,283. 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.

Local Authority

Waverley
Band D

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.
While 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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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.