



61 West Street, Farnham, Surrey. GU9 7EH.  
Guide Price £475,000

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## Description

Alresford House is a stunning pair of listed period town houses converted by Raggett Developments in 2018, to their extremely high standards and specification. Now providing four spacious and individual luxuriously appointed apartments, retaining many period features affording charm and character and situated within the Georgian town centre.

Number 61 boasts its own entrance porch and entrance hall, light and airy sitting room, stunning fitted kitchen completed with granite worktops, ample base and wall mounted units, polished wooden floor and high specification integrated Lamona appliances. The kitchen opens up to a breakfast area with windows facing the rear elevation. There are two good sized bedrooms with fitted wardrobes, a contemporary fitted bathroom with additional shower and a third bedroom/office to the lower ground floor with fitted wardrobes. This apartment has gas central heating with underfloor heating in the basement.

Outside there are some raised flower beds to the side and front elevations in old stone and brick wall surrounds. There is a brick block covered driveway which currently provides parking for the 6 units in total, each with allocated spaces and this has the benefit of two allocated spaces. There is vehicle entrance off Crondall Lane and an exit into West Street on the other side of the development.



Leasehold with share of freehold - 999 years from 3rd May 2018. Each apartment owner is responsible for 25% of shared costs relating to the building and 16.66% of the costs relating to the shared outside parking areas, bin enclosures etc. (Circa £300 per annum for services and maintenance). Any works will be carried out by 6061 Weststreet Limited and apartment owners will be members of that Company. 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.

Star Points: \* Grade II Listed and Conservation Area \* 3 Double bedrooms with built in wardrobes \* Modern Bathroom/shower room \* Living room with secondary glazed sash window \* Stunning kitchen/breakfast room with granite surfaces \* Gas fired central heating \* Own entrance hall \* Allocated parking for 2 cars \* 991 yrs. remaining on lease \* No chain \* Leasehold with share of freehold

## Directions

SAT NAV - GU9 7EH. Proceed out of Farnham via West Street where number 61 can be found along on the right hand side.

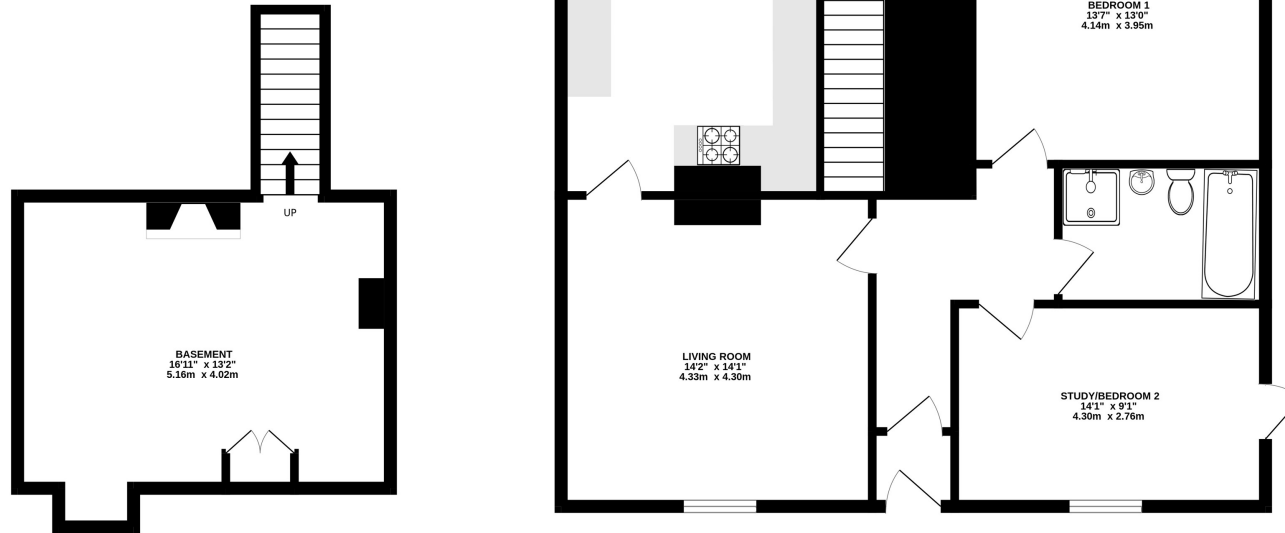
## Local Authority

Waverley  
Band E



GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.

BASEMENT  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	69
(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	

15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

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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.

