



26 Cowden Close, Farnham, Surrey. GU9 9FG.
Guide Price £269,950

- Top floor apartment
- Sunny, dual aspect lounge/diner
- Modern bathroom
- Gas fired via radiators
- Walking distance of Farnham park & town
- 2 Double bedrooms
- Separate kitchen with integrated appliances
- Upvc double glazed windows
- Allocated parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(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	

Description

*** DUAL ASPECT, 1ST FLOOR APARTMENT WITH PARKING AND WALKING OF THE TOWN CENTRE *** A spacious, 2 double bedroom second floor apartment within walking distance of Farnham Park, town centre and the mainline station which offers a regular service to Waterloo. The property benefits from sealed unit double glazing, gas radiator central heating, a separate kitchen with fitted hob, oven, extractor, washer/dryer, fridge/freezer, modern bathroom with white sanitary ware and allocated parking (Space 97).

Agent's Notes - Property has been rented out under an AST for 6 Months from 10th June 2024.

Directions

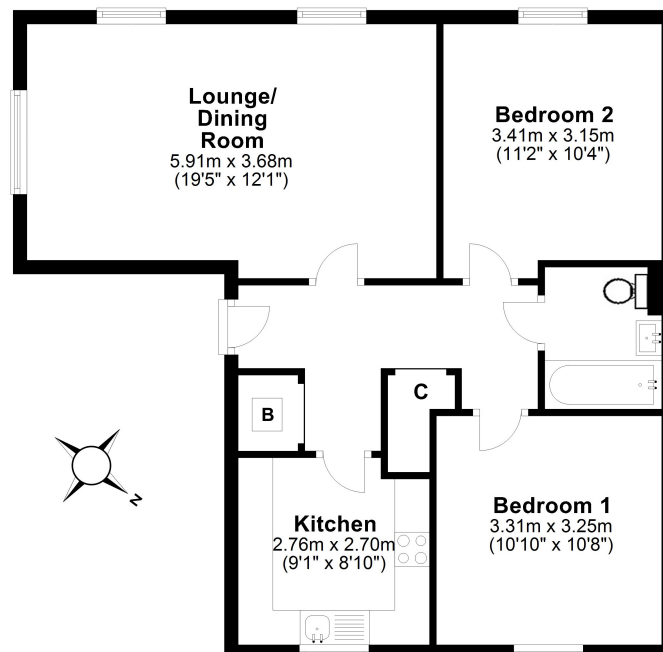
Sat Nav - GU9 9FG

Tenure

Leasehold with the remainder of a 99 year lease from 14th October 2009. Monthly service charge £113.11. Ground rent to be confirmed and any other charges. We have not checked this information via an inspection of the lease and management agreement and a prospective buyer should consult their own solicitor for verification.

Local Authority

Waverley
Band C



Total area: approx. 65.2 sq. metres (701.7 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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.