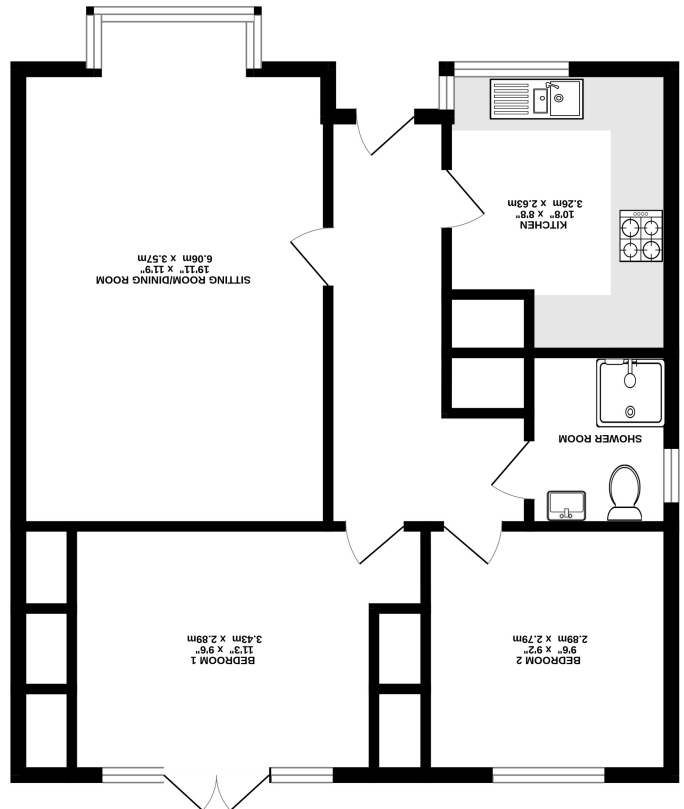
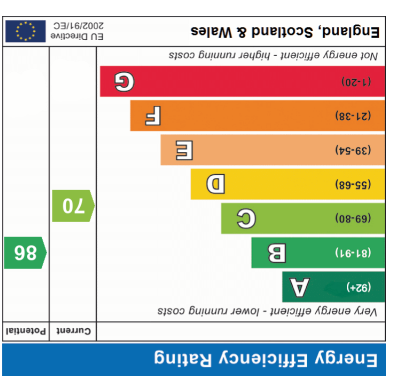


Measurements are taken to the best of our knowledge and are not intended to be used as a guarantee of accuracy. The purchaser is responsible for verifying the accuracy of the measurements. Measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error. Measurements are taken to the best of our knowledge and are not intended to be used as a guarantee of accuracy. The purchaser is responsible for verifying the accuracy of the measurements. Measurements are taken to the best of our knowledge and are not intended to be used as a guarantee of accuracy. The purchaser is responsible for verifying the accuracy of the measurements.



656 sq. ft. (60.9 sq. m.) approx.



16 Stratford Court Avon Road, Farnham. GU9 8PG.  
 Guide Price £350,000





### Description

A two double bedroom retirement bungalow for the over 55's with a 24 hour emergency call system. The property benefits from outside space, communal grounds and parking, is set just to the south of Farnham town.

Features - \* Retirement bungalow for over 55's \* 2 Double bedrooms\* 19'11 Sitting/dining room\* Modern, re-fitted kitchen

\* Luxury shower room\* 2 x private patio areas\* Landscaped communal grounds\* Gas central heating and double glazed windows\* Resident and visitor parking \* No onward chain and Probate awaited



Material Information - Service Charge including buildings insurance is £3,137 per annum for upkeep of communal areas and warden. Good mobile signal likely outside with all providers and superfast broadband available. Gas fired central heating. Built 1985. Beyond the patio area is communal grounds. First Port Retirement Properties Ltd runs the Management.

### Directions

SAT NAV - GU9 8PG

### Local Authority

Waverley  
Band D

