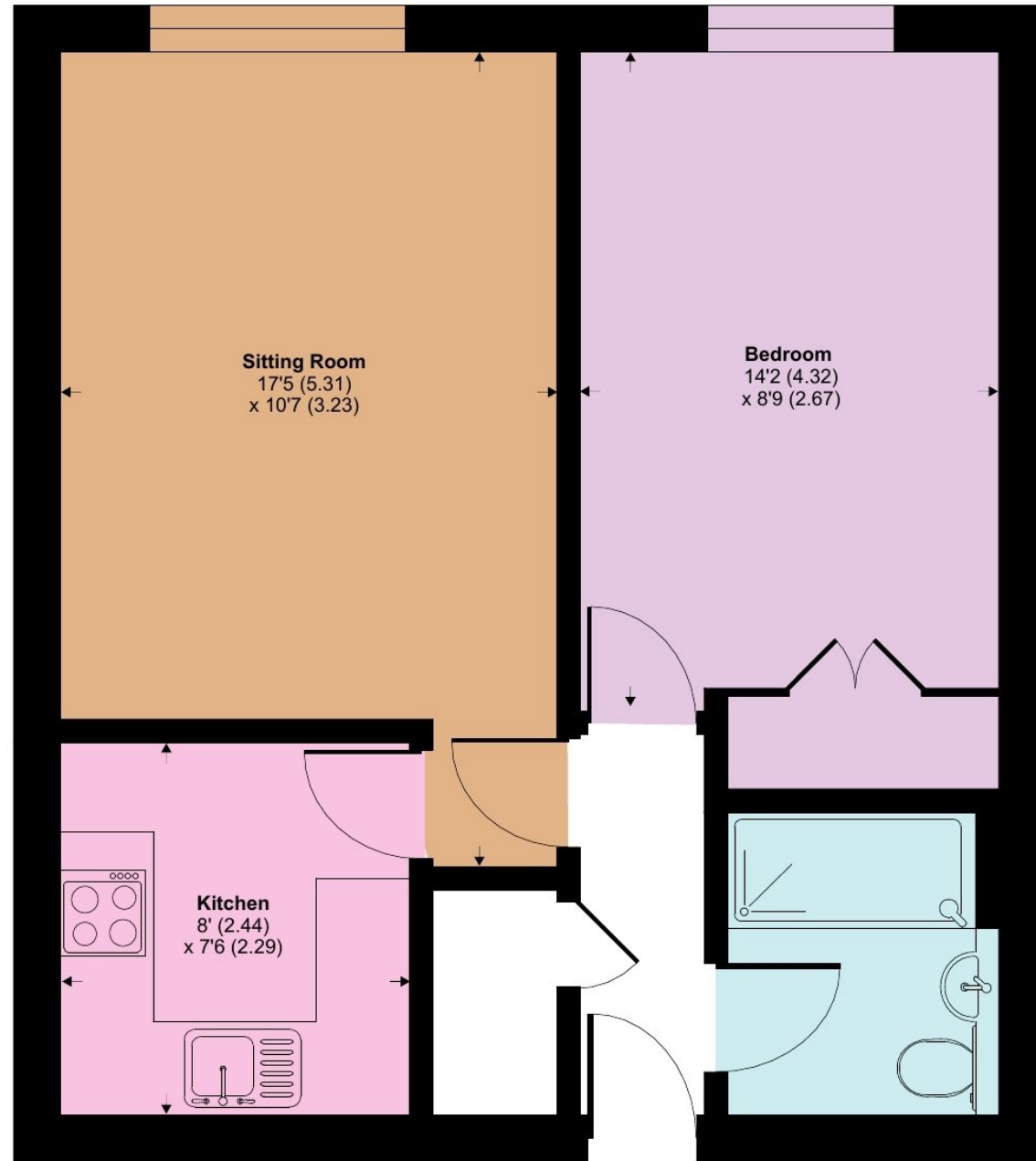


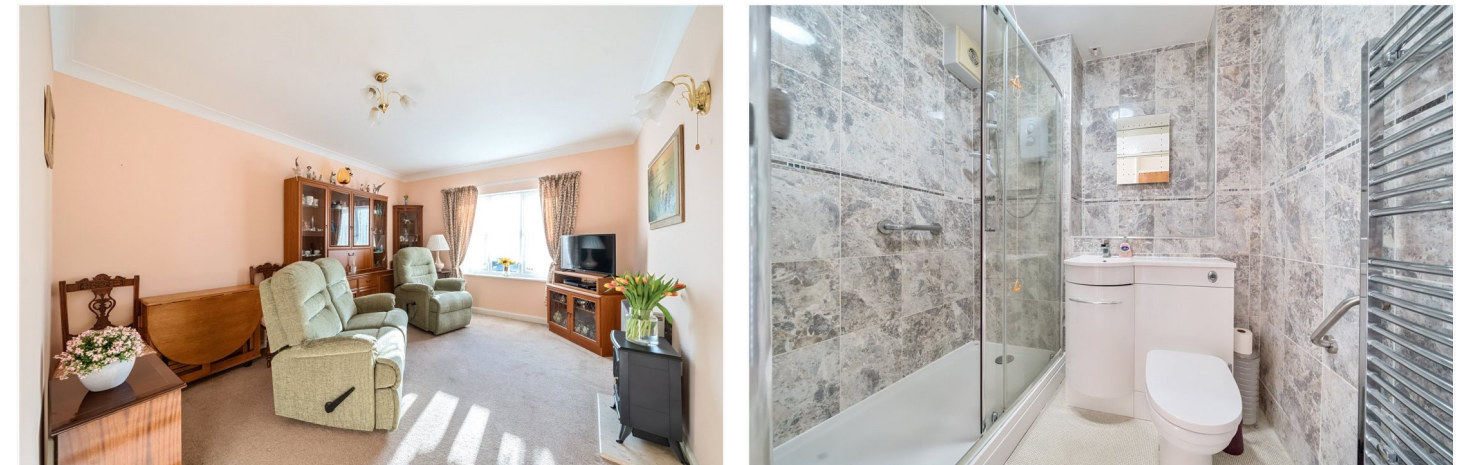
Providence Place, Abbey Street, Farnham, GU9

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



GROUND FLOOR



Abbey Street, Farnham, Surrey, GU9

Asking Price £165,000

This one bedroom ground floor retirement home offers bright and spacious living accommodation set within a central Farnham location.

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ACCOMMODATION

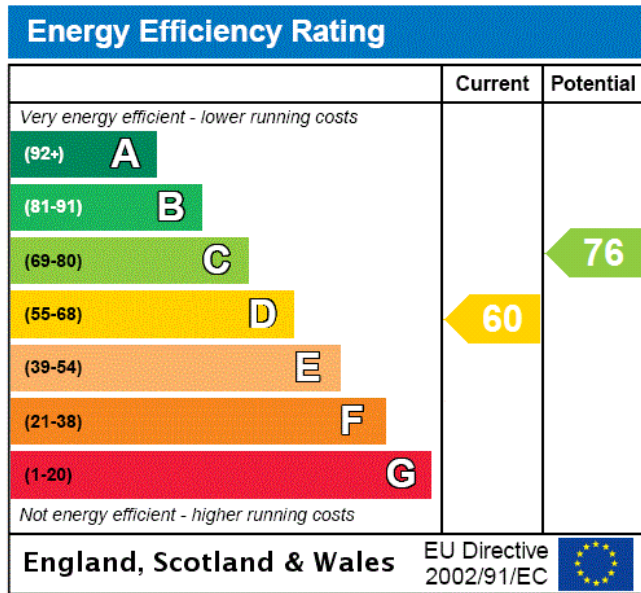
- RETIREMENT FLAT
- Well presented throughout
- Double bedroom
- Utility area
- Communal facilities
- Residents access to Gostrey Meadows
- Central Farnham location
- No chain

DESCRIPTION

This ground floor retirement home features bright, spacious accommodation. The development fosters a friendly, social atmosphere and is built over three floors. Conveniently located within a short walk of Gostrey Meadow and Farnham town centre, it boasts excellent local and regional transport links.

The property is offered in a good condition throughout and consists of entrance hall leading to the bright and airy living / dining room with space for a dining table and chairs, a picture window and electric fireplace. The large double bedroom offers built in wardrobes as well as room for a range of fitted furniture. The kitchen has a good range of units with an electric oven and hob. The recently modernised bathroom has a shower, heated towel rail, fitted storage units, washbasin and WC. A utility cupboard houses the water tank and service meters and provides space for storage of cleaning equipment.

Communal facilities include a large lounge and laundry room. There are landscaped communal gardens which are regularly maintained with residents' access to Gostrey Meadows. Providence Place also benefits from residents and visitors parking.



Providence Place requires owners to be over 60. A careline security video entry system and integrated intruder alarm, fire and smoke detection systems throughout the apartment and communal areas.

Service charge and Ground rent is £298 per calendar month
125 years lease commencing 1987

LOCATION

Abbey Street is a very sought after prime central road ideally situated in the heart of Farnham's town centre. Adjacent to the road is Gostrey Meadow, a superb open park with bandstand and access to the River Wey. Farnham mainline train station is only 0.2 miles away.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and Farnham Maltings which is one of the busiest and most diverse arts centres in Surrey offering theatre, film, craft, music, festivals, family theatre and more. The train station provides direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars