NIGHTINGALE WALK, UNITED KINGDOM, GU9

3 1 3

Guide Price £650,000 *Leasehold*

KEY FEATURES

- Luxury penthouse apartment offering a superb open-plan living space
- Three spacious double bedrooms, including a wonderful principal suite
- Three beautifully finished bath and shower rooms
- Prime position in the heart of Farnham town centre
- Private lift access directly to secure underground parking
- Wrap-around balcony providing extensive outside entertaining space
- Stunning far-reaching panoramic views across the surrounding landscape

Farnham

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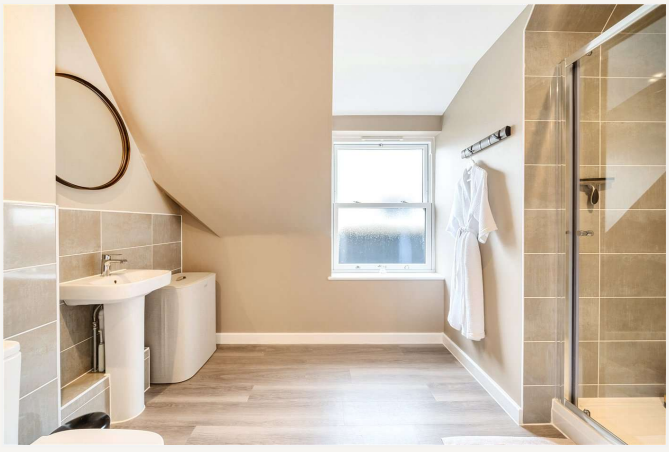
ACCOMMODATION

Ideally positioned for Farnham's vibrant town centre and mainline station, this exceptional penthouse apartment offers approximately 1,500 sq ft of beautifully appointed accommodation, with impressive far-reaching views across the town and towards Farnham Castle.

The accommodation comprises a spacious and welcoming entrance hall with ample storage cupboards, a luxurious four-piece family bathroom, and a superb double-aspect open-plan living space forming the heart of the home. The contemporary kitchen flows seamlessly into the dining and sitting areas, with double doors opening onto a generous south-facing balcony that wraps around three sides of the apartment, perfectly framing the outstanding elevated views.

The principal bedroom is generously proportioned and features fitted wardrobes, a stylish en suite shower room, and French doors opening directly onto the balcony. The second bedroom is also an excellent size, benefitting from fitted wardrobes, its own luxury en suite shower room, and balcony access. The third bedroom is a well-proportioned double enjoying attractive views across Farnham.

Externally, the property is accessed via secure electric gates leading into a central courtyard and the main entrance to the building. Both stairs and a lift provide access to the penthouse. Residents also benefit from secure underground parking, with direct access to the apartment via lift or staircase.



MATERIAL INFORMATION

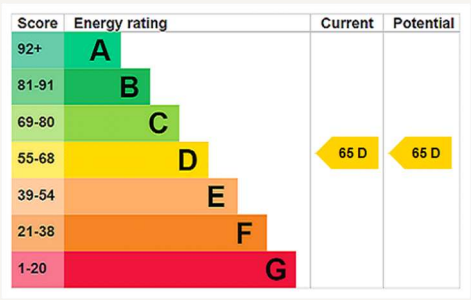
Tenure: Leasehold
Term: Approx. 141 years remaining
Charges: Approx £2,630 paid every 6 months
Council Tax Band: Waverley Borough Council - E
EPC rating: D
Is the property listed: No

Utilities:
Electricity & mains water. No gas into the property

LOCATION

The property is situated in Farnham town centre, in an extremely sought-after and convenient location, within the new Brightwells development, approximately a 5 minutes' walk to the mainline station and within immediate proximity to amenities, restaurants and the new Reel cinema.

Farnham is a historic market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing 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.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/FAR250267

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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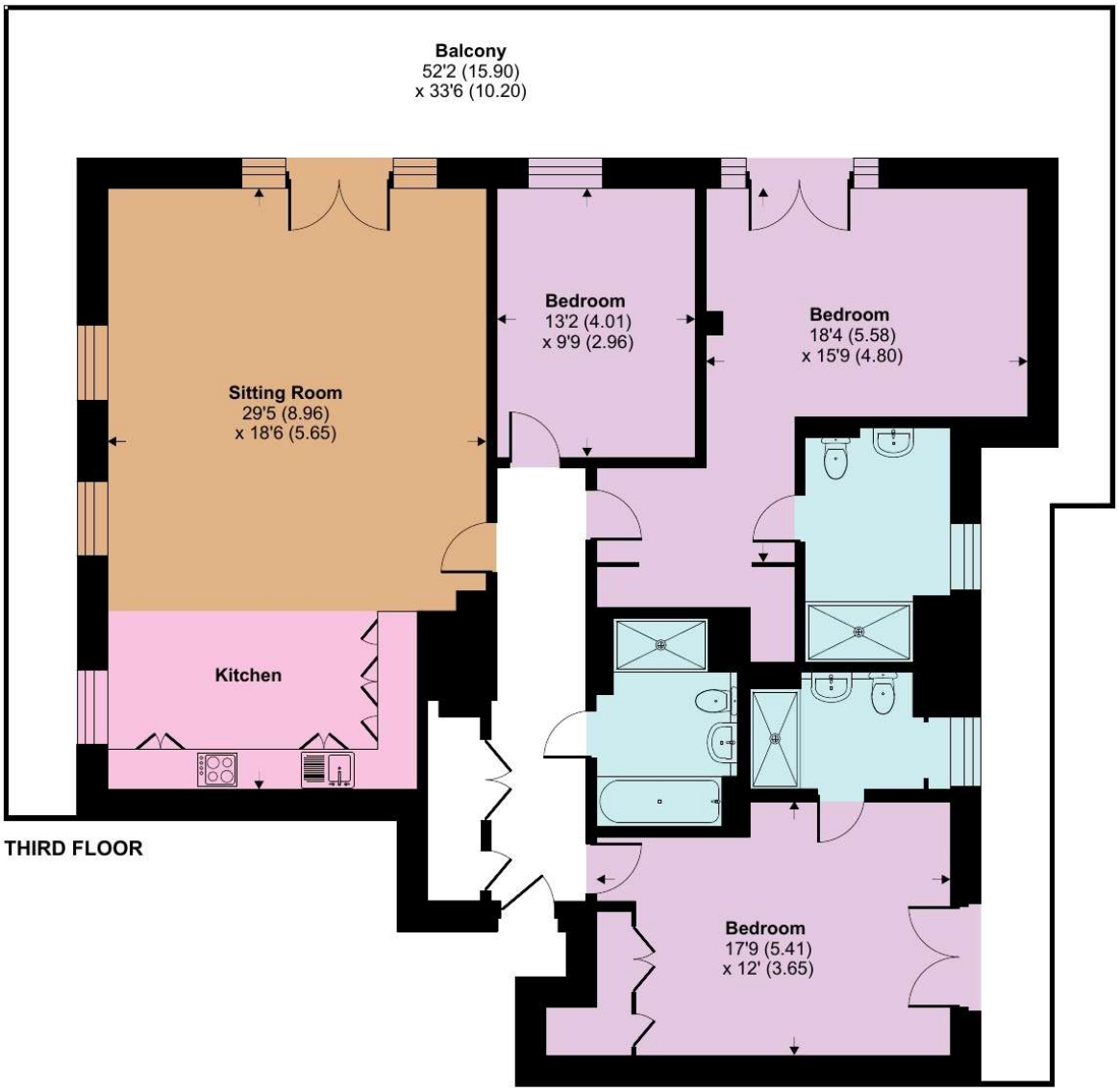
Approximate Area = 1529 sq ft / 142 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Winkworth. REF: 1332502

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