



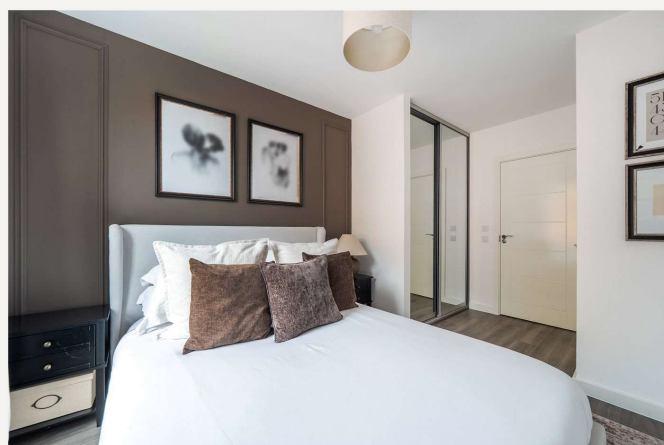
NIGHTINGALE WALK, SURREY, GU9

£270,000 *Leasehold*



KEY FEATURES

- Enjoying a prime position in the heart of Farnham town centre
- Light-filled open plan living space with Juliet balcony
- Exclusive gated entrance offering privacy and security
- Immaculately presented with a contemporary and stylish finish
- Elegant Jack & Jill bathroom suite
- Secure underground parking with direct lift access



Farnham

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ACCOMMODATION

Finished in a stylish contemporary palette throughout, this beautifully presented apartment is accessed via a secure gated entrance and benefits from lift access to all floors. Designed with modern living in mind, the accommodation is both bright and well balanced, creating a wonderful sense of space and comfort throughout. Immaculately maintained and ready to move straight into, the property offers a turnkey lifestyle in a highly convenient setting.

The welcoming entrance hall creates an excellent first impression, providing access to all principal rooms and useful storage/utility space. At the heart of the home is the open-plan kitchen and sitting room. Bright and airy throughout, the living space benefits from French doors opening to a Juliette balcony, allowing natural light to flood the room and creating an ideal environment for both relaxing and entertaining.

The contemporary kitchen has been thoughtfully fitted with a range of sleek wall and base units, integrated appliances and generous worktop space, combining practicality with modern styling.

The double bedroom is well proportioned and enjoys fitted mirrored wardrobes, creating both ample storage and a feeling of additional space. Served by a stylish modern bathroom finished with contemporary tiling and quality fittings, the apartment offers a superb balance of comfort and convenience.

Outside, residents enjoy access to attractively landscaped communal gardens, providing a peaceful setting with several seating and relaxation areas to enjoy throughout the warmer months. The property also benefits from secure underground parking, conveniently accessed via lift from all floors, together with a number of EV charging points and a cycle store, adding to the property's practicality and appeal.



MATERIAL INFORMATION

Tenure: Leasehold
Term: Approx. 143 years remaining
Service Charge: £143 pcm
Ground Rent: Included within the £143 pcm service charge
Council Tax Band: C
EPC rating: C
Is the property listed: No

Utilities:
Only electricity into the property.
Mains water supply and drainage



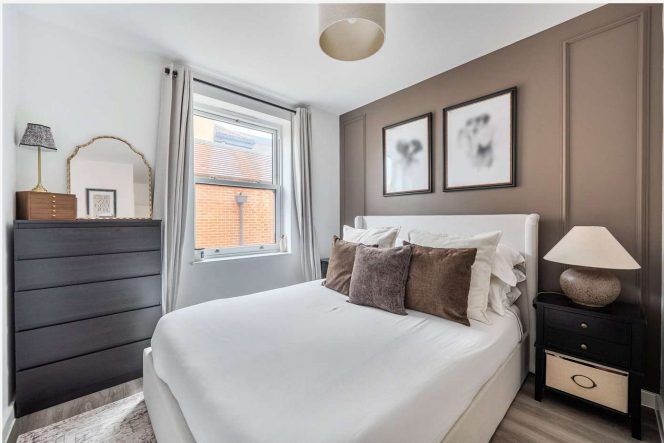
LOCATION

Occupying a highly regarded position within the sought after Brightwells development, this property enjoys immediate access to Farnham's excellent selection of independent shops, cafés, restaurants, leisure facilities and cinema, together with the mainline station providing direct services to London Waterloo. The surrounding area also offers a wealth of countryside walks and outdoor pursuits, making this an ideal home for those seeking both convenience and lifestyle.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

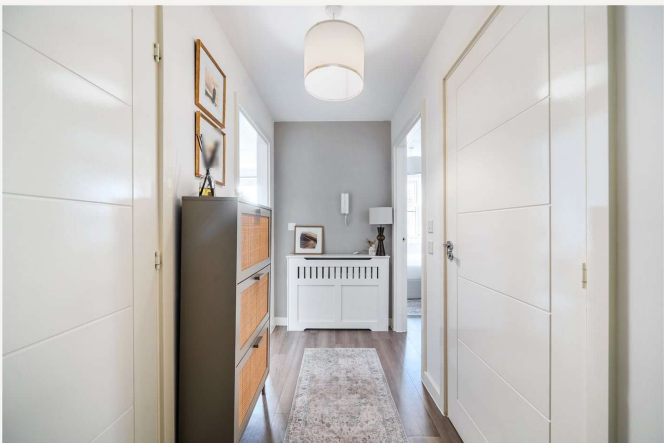


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR250170>

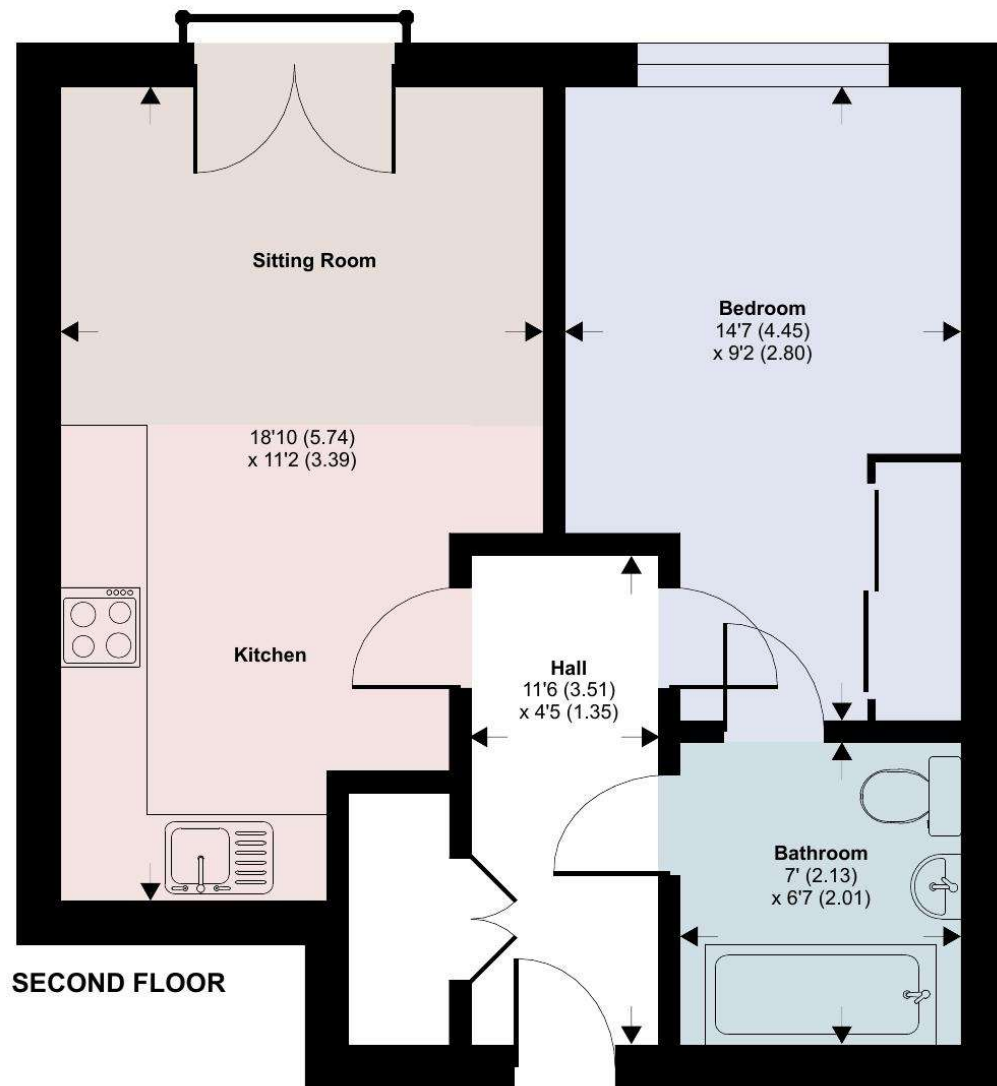
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Nightingale Walk, Farnham, GU9

Approximate Area = 439 sq ft / 40.7 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). © nitchecom 2026. Produced for Winkworth. REF: 1515349

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