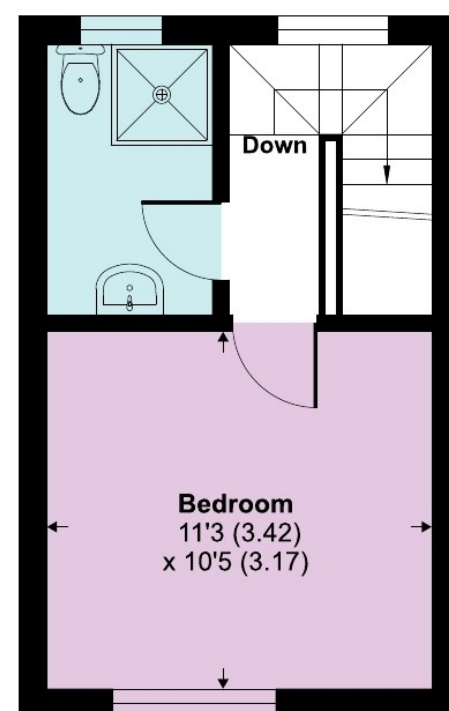




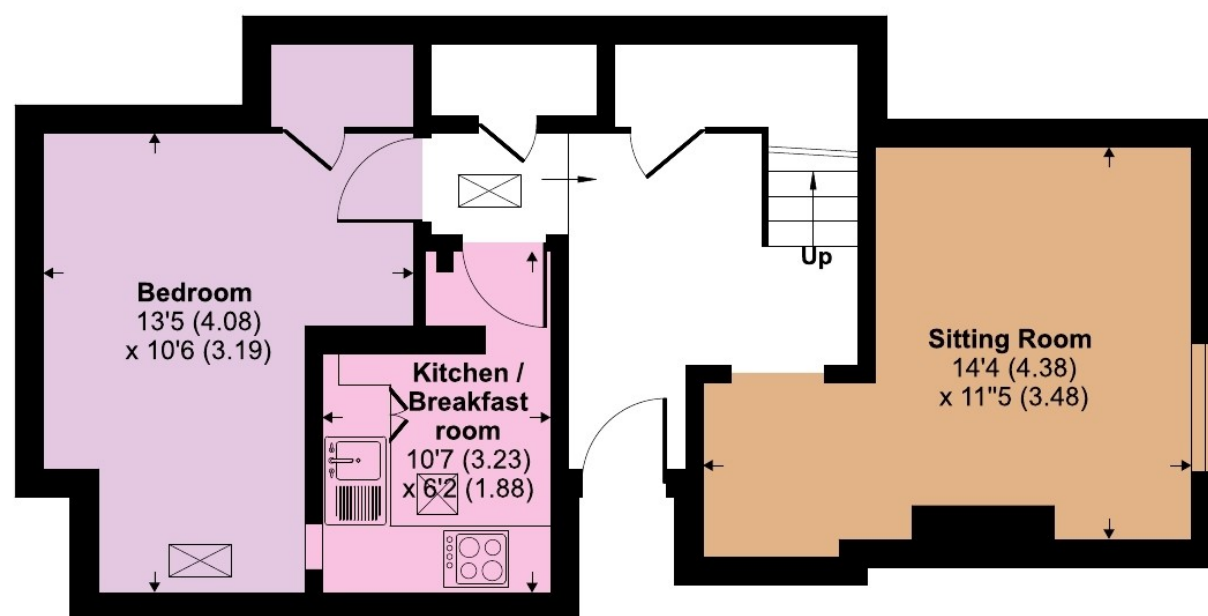
West Street, Farnham, GU9

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



WEST STREET, FARNHAM, SURREY, GU9

Guide Price £260,000

Two bedroom character apartment situated on West Street in the heart of Farnham town centre.

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ACCOMMODATION

- Town centre location
- Well presented
- Grade II listed
- Character property
- Duplex apartment
- Two bedrooms
- No onward chain

DESCRIPTION

This character property set over two floors provides excellent accommodation whilst retaining much of the original character and charm of the original building.

The accommodation comprises entrance hallway with plenty of space to store jackets and shoes, separate sitting room with views over West Street, wooden flooring and feature fireplace, fitted kitchen/breakfast room with wooden work top and shaker style cupboard doors, bedroom two with built in storage, Velux window and exposed original beams. There are also some further storage cupboards in the hallway. Upstairs there is a large double bedroom with views over West Street and a shower room.

Leasehold: Approximately 117 years remaining
Ground rent - £230 p/a



LOCATION

The property is situated in the heart of Farnham town centre on West Street in an extremely sought-after and convenient location, being under 15 minutes' walk from Farnham mainline train station. 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 has a number of excellent restaurants, public houses, coffee shops, wine bar and antiques shops. It also boasts a library, Reel Cinema, Brightwell's Yard 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 just under an 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, Farnham I Council Tax Band D

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		