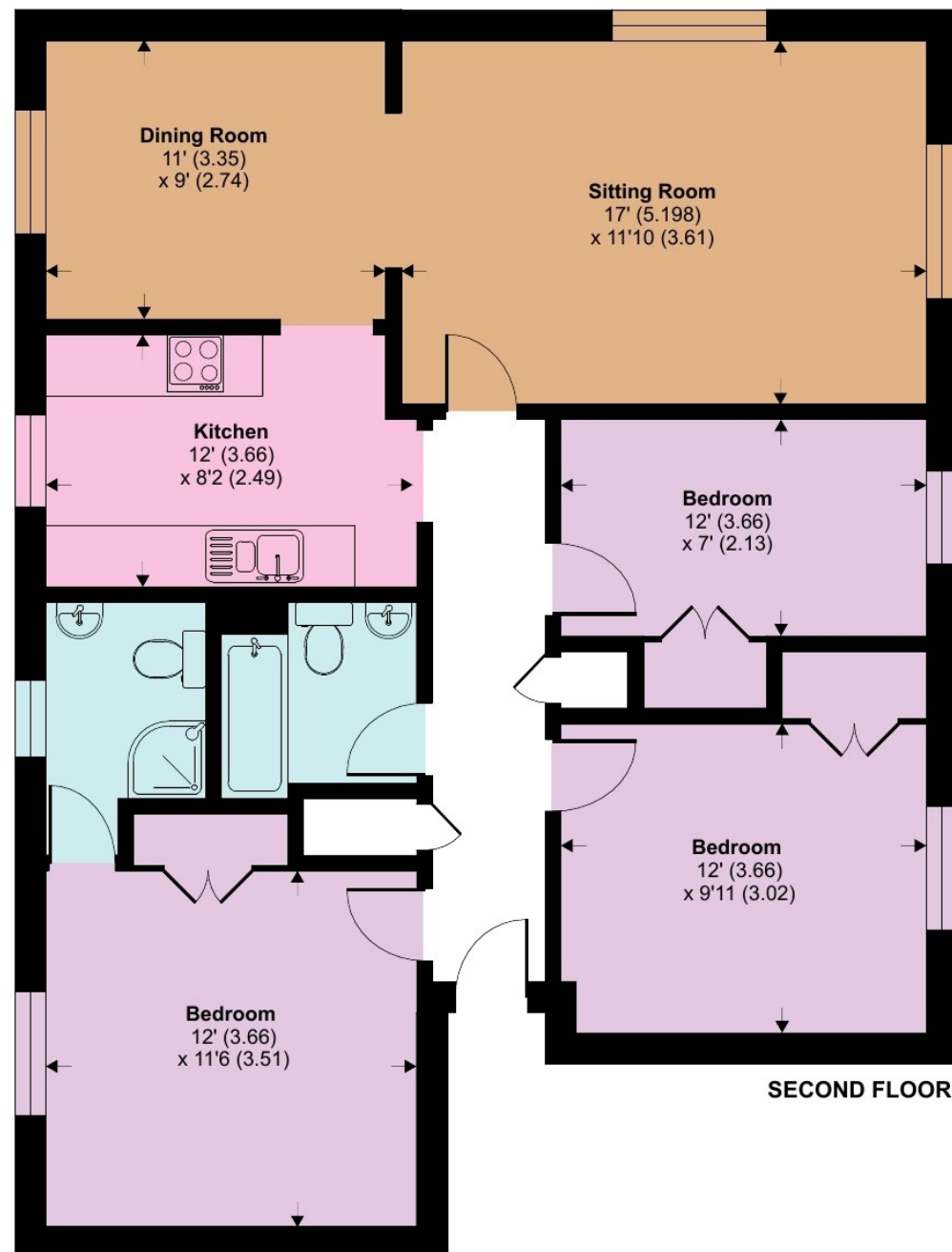


The Lindens, Great Austins, Farnham, GU9

Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale



GREAT AUSTINS, FARNHAM, SURREY, GU9

Guide Price £400,000

South facing penthouse apartment, with three double bedrooms and single garage, in the Great Austin's conservation area.

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- ACCOMMODATION**
- Kitchen and dining room
 - Dual aspect sitting room
 - Principal bedroom with en suite shower room
 - Two further double bedrooms and family bathroom
 - Garage plus separate storage unit
 - Off street parking
 - Walking distance to train station, town centre and renowned south Farnham schools
 - Share of Freehold, lease approx. 979 years
 - No onward chain

DESCRIPTION
A secure communal entrance with intercom leads to the staircase rising to the second floor. The front door opens into a welcoming hallway with useful storage.

The sitting room provides a bright and well-proportioned main reception space, finished in a fresh, neutral style. A separate dining room sits adjacent to the modern fitted kitchen, which features quality cabinetry and integrated appliances, along with views over the communal gardens.

There are three double bedrooms, all with built-in wardrobes, and presented in a clean, contemporary finish. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

The Lindens is surrounded by well-maintained communal grounds with mature lawns and established planting. The property benefits from a private garage accessed via a covered driveway. There is also a



lockable, private storage unit on the ground floor of the accommodation block. Additional communal parking spaces are available for residents and visitors.

Leasehold; Approximately 979 Years
Service charge: £2,100 p/a
Ground rent: £0

LOCATION
The Lindens enjoys a superb position within the prestigious Great Austin's area of South Farnham, known for its leafy surroundings, peaceful atmosphere and established residential character. The setting is particularly appealing for professionals, downsizers and those seeking a low maintenance home with excellent convenience and access to local schools and amenities.

One of the key advantages of this flat is its location. It is in close proximity to Farnham mainline station which offers a regular service to London Waterloo. It is also within a few minutes walk of the excellent south Farnham schools. Farnham's charming Georgian town centre is also easily reached on foot, providing an excellent choice of cafés, independent shops, restaurants, galleries and the popular Farnham Maltings arts venue.

For recreation, residents have quick access to Farnham Park, with its acres of open parkland and walking routes, as well as Alice Holt Forest with its extensive network of cycling and woodland trails. The wider area is well supported by good road connections via the A31 and A3, ensuring smooth travel to Guildford, London and the south coast.

LOCAL AUTHORITY
Waverley Borough Council, Farnham | Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.