

Ribston Road, Farnham, GU9

Approximate Area = 540 sq ft / 50.1 sq m
For identification only - Not to scale



GROUND FLOOR



RIBSTON ROAD, FARNHAM, SURREY, GU9

Guide Price £290,000

An immaculately presented ground floor maisonette with allocated parking conveniently located in central Farnham.

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ACCOMMODATION

- Luxury ground floor maisonette
- Central Farnham location
- Large double bedroom
- Immaculately presented
- Large 'open plan' kitchen/diner/sitting room
- Allocated parking
- Private access
- Walking distance to amenities and train station

DESCRIPTION

This stylish one bedroom ground floor maisonette offers light and spacious contemporary living and is located in a sought after development a very short walk to Farnham town centre.

This tastefully decorated maisonette consists of its own private access, a light welcoming hallway with large cupboard, generous double bedroom that has plenty of space for storage, a modern fitted bathroom with shower over bath and a large, light open plan kitchen/diner and sitting room. The contemporary kitchen has ample cabinet storage and is fitted with integrated appliances which include a dishwasher, fridge freezer, and combination washing machine & tumble dryer. Outside there is a secure bicycle storage area and one allocated parking space.

Service charge is approx. £1207 p/a
Ground rent is £250 p/a
119 year lease remaining from 06/2025



LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet cul-de-sac, in an extremely sought-after and convenient location, being approx. 5 minutes' walk from Waitrose and only 1 mile from the mainline 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 and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. The property is also within catchment to some outstanding primary and secondary schools.

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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band C

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		