

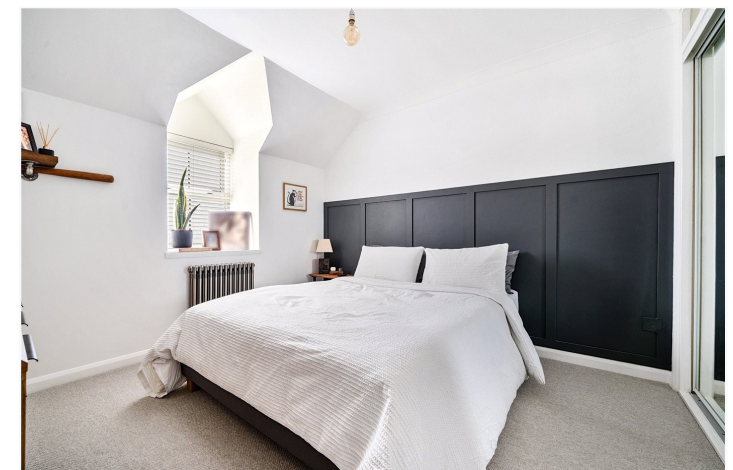
Dogflud Way, Farnham, GU9

Approximate Area = 682 sq ft / 63.4 sq m

For identification only - Not to scale



SECOND FLOOR



DOGFLUD WAY, FARNHAM, SURREY, GU9

Guide Price £325,000

Fantastic two bedroom apartment in the heart of Farnham town centre with allocated under cover parking.

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ACCOMMODATION

- Town centre location
- Great views
- Two bedrooms with built in wardrobes
- Fully renovated throughout
- Open plan kitchen/dining/sitting room
- Ample storage
- Secure allocated under cover parking

DESCRIPTION

This top floor, tastefully decorated, two bedroom apartment is located in the heart of Farnham town centre and comes with its own allocated under cover parking space.



LOCATION

The property is situated in Farnham town centre, in an extremely sought-after and convenient location, being under 10 minutes walk to the mainline station and less that a minutes walk to the new Reels cinema, Brightwells development and leisure centre.

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.

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.

In accordance with the estate agents act 1979, a declaration is being made that an estate agent or relative of an estate agent has financial interest in this property.

As you enter the apartment, one is greeted with a long entrance hallway and a storage cupboard immediately to the left hand side for jackets and shoes. Off the hallway, there are two good sized bedrooms, both with built in wardrobes, and well appointed three piece bathroom with shower above the bath, heated towel rail and large storage cupboard.

At the end of the hallway is a large light 24'2 x 15'5 open plan kitchen/dining/sitting room. The large kitchen/diner is fully integrated and boasts a dishwasher, fridge, freezer, washing machine, Neff oven and hob, hard wearing stone composite worktop, handleless kitchen units and breakfast bar. There is also a large, part boarded loft space.

Outside there is an allocated parking space within a carport that is accessed through a secure numberplate recognition barrier.

Leasehold; Approximately 111 Years
Service charge: £1080 p/a
Ground rent: £150 p/a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	77	78
E		
(21-38)		
F		
(1-20)	77	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		