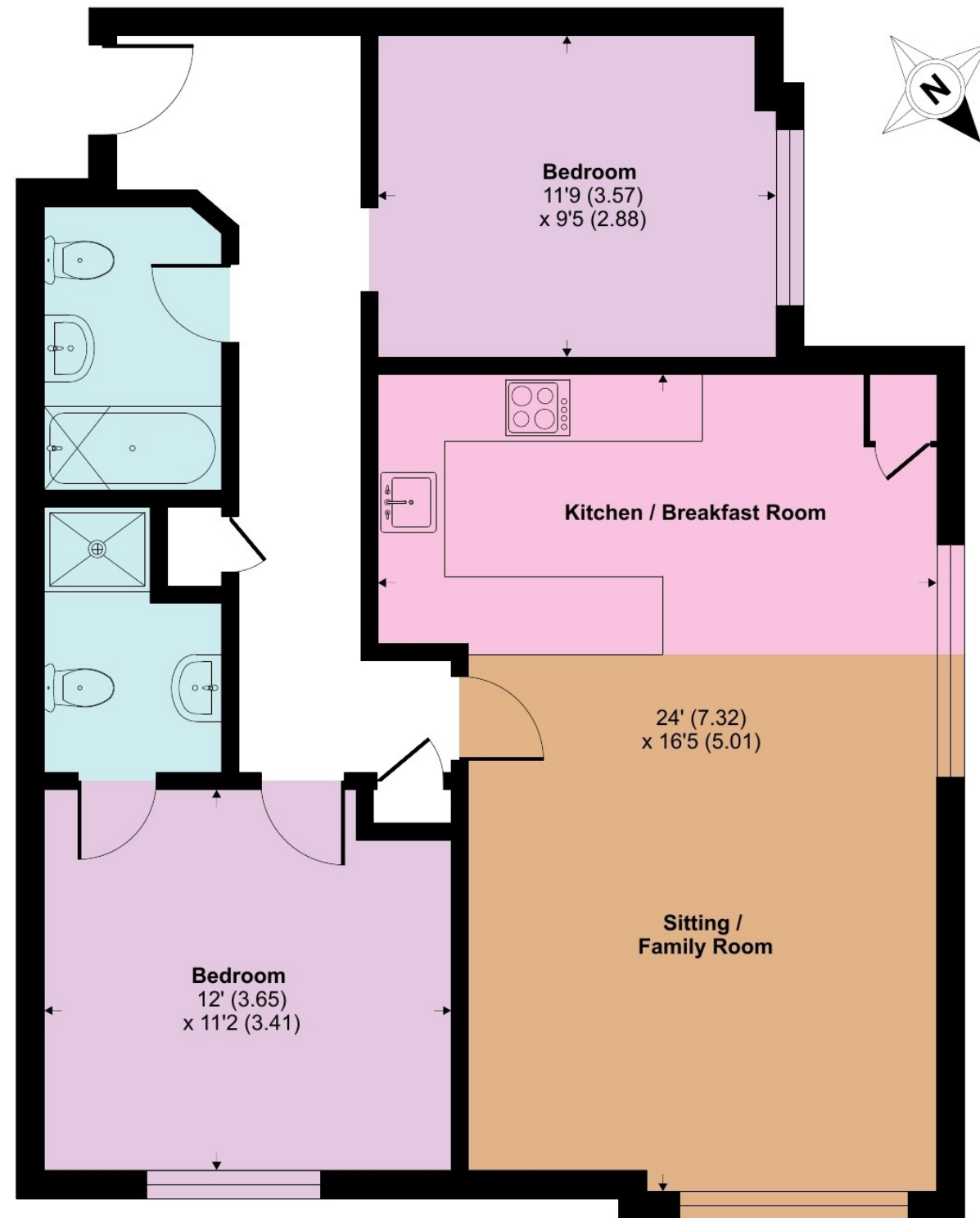


# Westbourne Place, Farnham, GU9

Approximate Area = 821 sq ft / 76.2 sq m  
For identification only - Not to scale



FIRST FLOOR



## WESTBOURNE PLACE, FARNHAM, SURREY, GU9

Guide Price £375,000

This exclusive first floor apartment, with lift access, beautiful communal gardens and allocated parking, is situated within a sought after location and comes to the market with no onward chain.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**





ACCOMMODATION

- Luxury two bedroom apartment
- Sought after South Farnham location
- Short walk to amenities
- Lift access
- Two double bedrooms
- En suite to principal bedroom
- Far reaching views
- No chain

DESCRIPTION

A luxury first floor apartment, situated in a highly sought after location close to local amenities, mainline station and Farnham town centre.



The front access into the building leads to an open hallway with video/audio security entry system and access to the apartment is via the lift or stairs.

The apartment comprises spacious entrance hallway, luxurious family bathroom with shower over bath, two good sized double bedrooms with fitted wardrobes and en suite shower room to the principal, a lovely large and light open plan kitchen/diner/living space with far reaching views across Farnham. The kitchen has a wide range of storage units with granite worktops, breakfast bar, electric double oven and hob with extractor, built in dishwasher, fridge/freezer and washer/dryer. There is a also a storage airing cupboard and a further single storage cupboard. The apartment also benefits from underfloor heating throughout and an intercom.



The communal gardens are laid mostly to lawn with well established trees all around. There is a large residents car park with one allocated parking space available and ample visitor parking. There's also a bins store and storage for bikes.

Leasehold; Approximately 112 Years  
Service charge; £250 p/m  
Ground rent; £350 p/a

LOCATION

The property is situated in a highly popular and convenient location in South Farnham within a short level walk of the Ridgway shops offering a Tesco Express, bakery, butchers and Langhams recreation ground. There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Sainsburys, Waitrose, Brightwells Yard development, Reel Cinema, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast.

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		