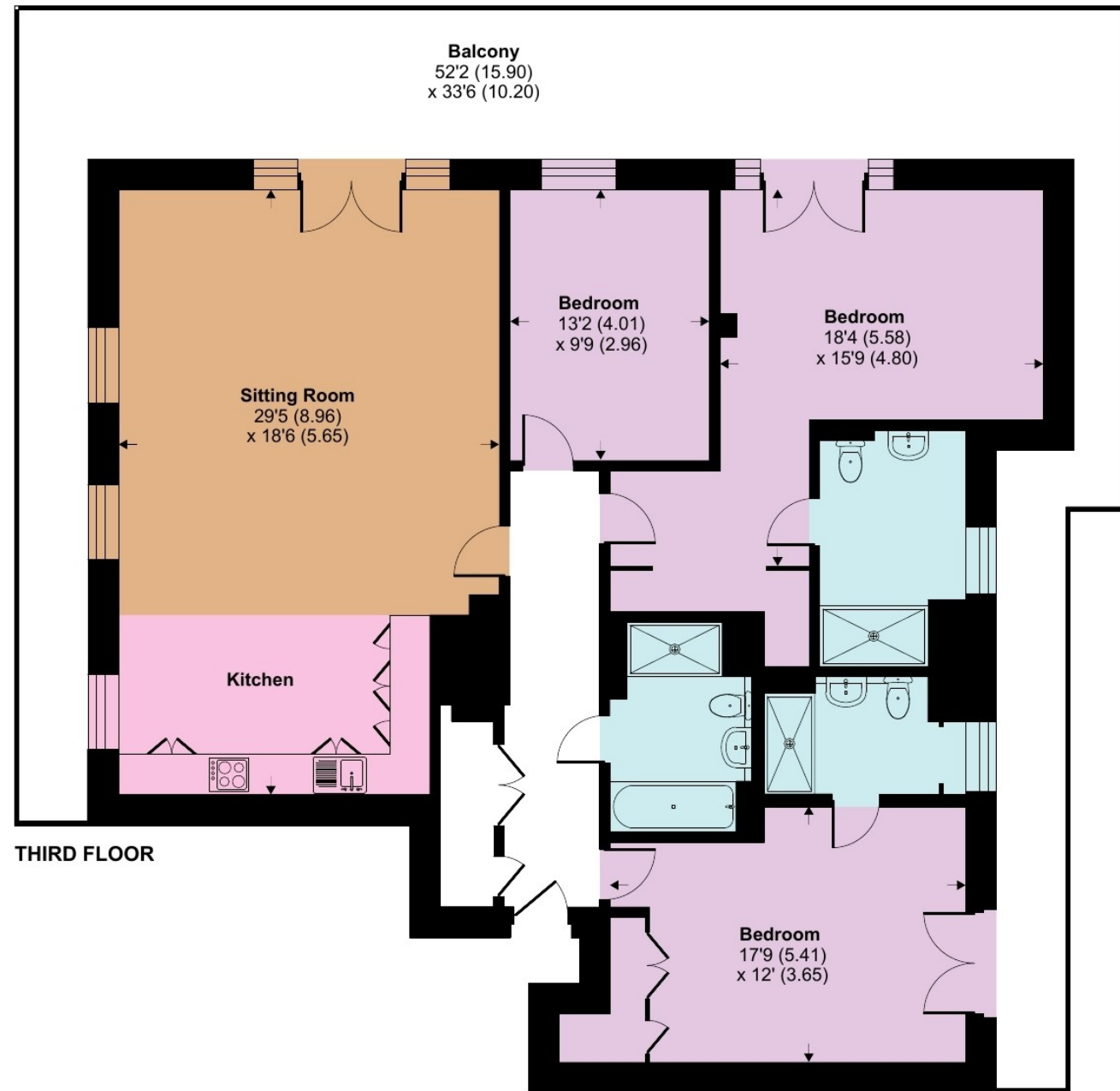


# Nightingale Walk, Farnham, GU9

Approximate Area = 1529 sq ft / 142 sq m

For identification only - Not to scale



## NIGHTINGALE WALK, FARNHAM, UNITED KINGDOM, GU9

Guide Price £650,000

Stunning open plan luxury penthouse apartment with three double bedrooms in central Farnham with far reaching views.

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**ACCOMMODATION**

- Luxury 'open plan' penthouse apartment
- Three double bedrooms
- Three bathrooms
- Central Farnham location
- Direct lift access to secure under ground parking
- Balcony surrounding the apartment
- Far reaching views

**DESCRIPTION**

Ideally situated for the town centre lifestyle and mainline station, this luxurious penthouse apartment offers wonderfully spacious, contemporary open plan living, boasting approximately 1,500 square feet of accommodation which has stunning views across Farnham.

Accommodation comprises spacious and inviting entrance hallway with storage cupboards, luxurious four piece family bathroom and superb double aspect 'hub of the home' with large kitchen, dining and sitting room area with double doors leading to the south facing balcony that encompasses three sides of the apartment, offering stunning far reaching views to the Castle and across Farnham.

The main bedroom is generous in size and is complete with fitted wardrobes, its own luxury en suite shower room and French doors leading out to the balcony. The second bedroom is also sizeable with access to the balcony and has fitted wardrobes and its own luxury, en suite shower room. The third bedroom is a good sized double with views across Farnham.

Outside, the property is approached through secure electric gates and a central courtyard which leads to the main front door to the building. Once you enter the building, there are stairs and a lift that leads to



the penthouse. The parking is located in a secure underground car park, from which there is also direct access to the flat via stairs or lift.

Lease information: Leasehold, Charges circa £2390 per half year. Approx. 142 years remaining on the lease.

**LOCATION**

The property is situated in Farnham town centre, in an extremely sought-after and convenient location, within the new Brightwells development, approximately a 5 minutes walk to the mainline station and within immediate proximity to amenities, restaurants and the new Reel cinema.

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 | Council Tax Band E

**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		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		