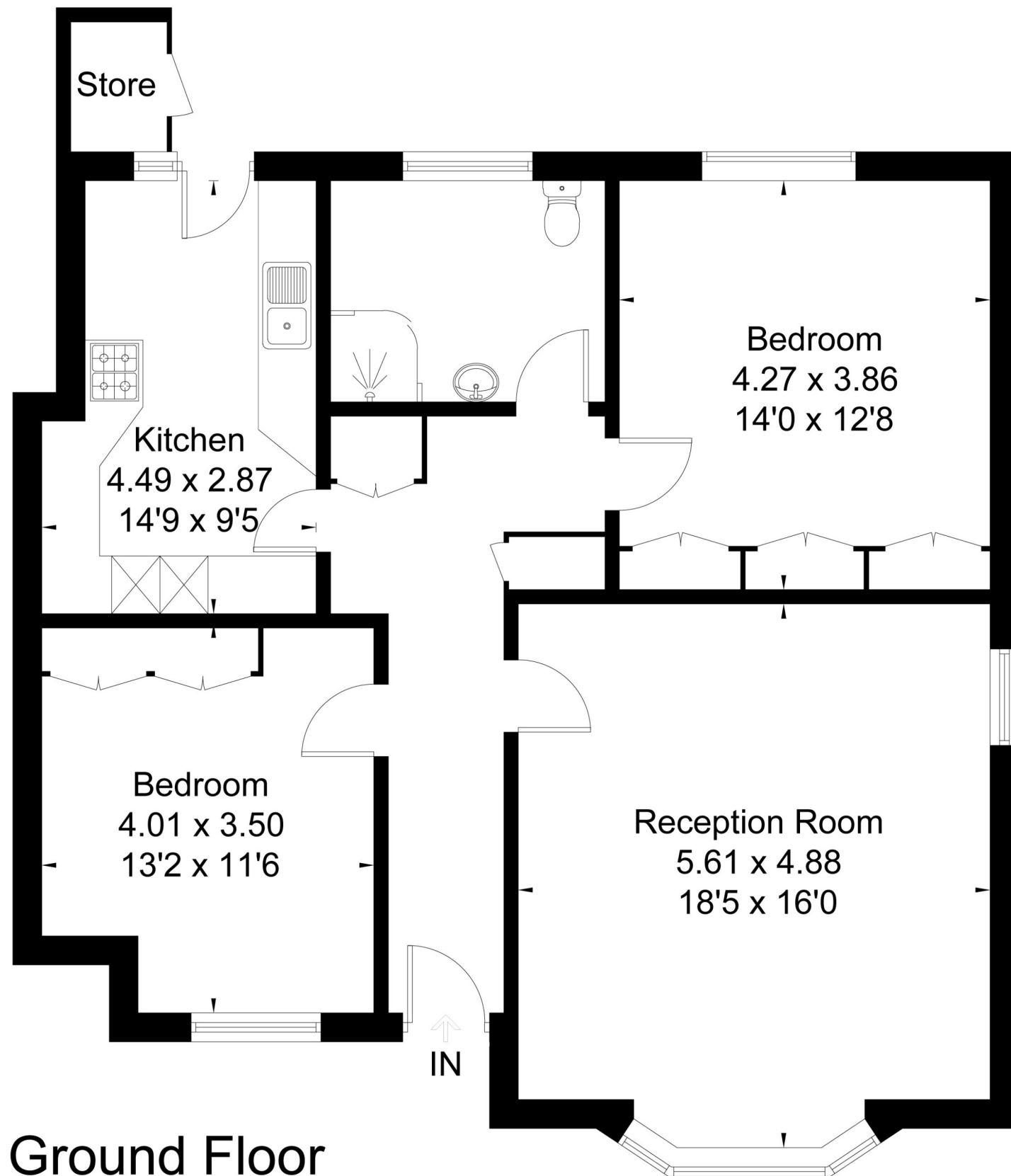
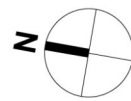


Approximate Area = 90.0 sq m / 969 sq ft
 Store = 1.3 sq m / 14 sq ft
 Total = 91.3 sq m / 983 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)



Ground Floor

Tel 01252 733042

Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



Trafalgar Court, Firgrove Hill, Farnham, Surrey, GU9

Guide Price £375,000

Trafalgar Court is a well-proportioned ground floor two-bedroom apartment in a popular development close to the town centre of Farnham. With ample communal parking and a private garage. EPC C (71).

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ACCOMMODATION

Ground Floor, Sitting/Dining room, Kitchen, Two Double Bedrooms, Shower Room, Communal Gardens, Single Garage.

DESCRIPTION

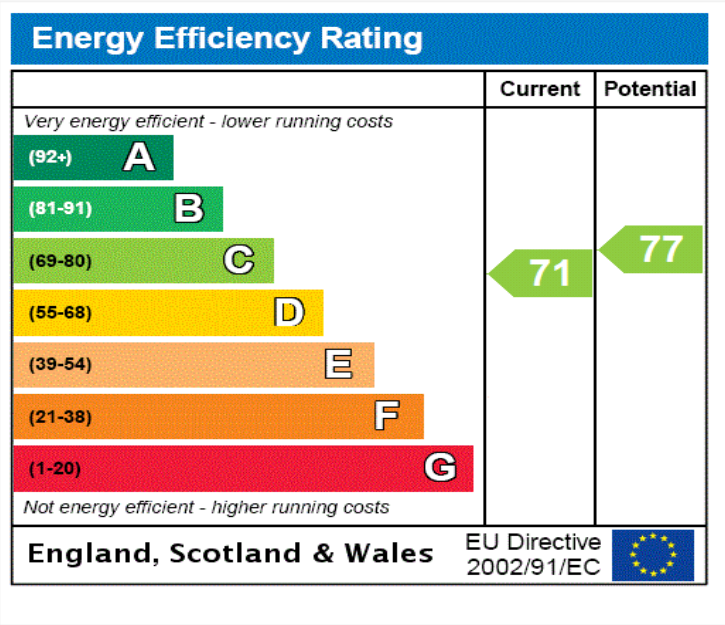
Trafalgar Court is a well-proportioned ground floor two-bedroom apartment in a popular development close to the town centre of Farnham.

The property is approached via its own private entrance with a covered porch. A part glazed front door opens to the entrance hall with several storage cupboards leading to the large sitting/dining room which has a dual aspect overlooking the communal gardens and features a large bay window and wooden floors.

A glazed door leads to the kitchen, with a range of eye and base level shaker style units, integral fridge freezer, one and half oven, ceramic 1 1/2 bowl sink unit, space for a dishwasher, washing machine and tumble dryer and terracotta tiled flooring. The kitchen has a door leading directly out to the rear communal gardens and allows easy access to the nearby block housing a single garage.

There are two well-proportioned bedrooms. The master bedroom has a large picture window and overlooks communal gardens, with shaker style built in wardrobes. Bedroom two has built in wardrobes and shelving. A large family shower room with corner shower unit, WC and basin.

The communal gardens are mainly laid to lawn with flower beds and mature trees and offers views over Farnham.



LOCATION

Trafalgar Court is a very popular location close to the centre of Farnham and the railways 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. 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.

SERVICES

Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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