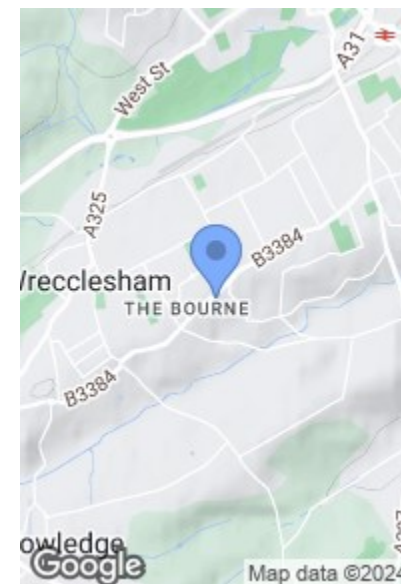
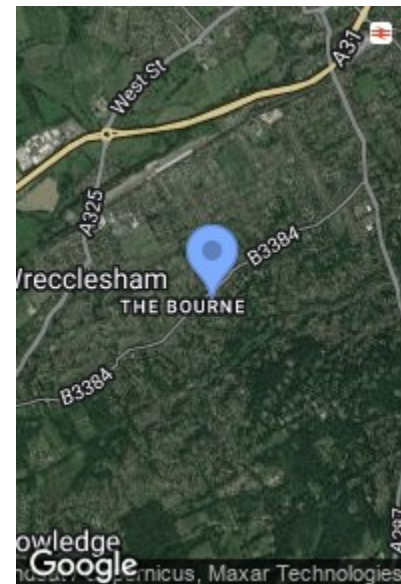


ROAD MAP

HYBRID MAP

TERRAIN MAP

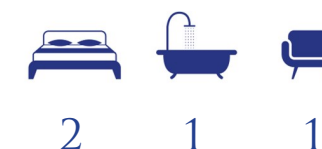


41 SHORTEATH ROAD, FARNHAM GU9  
OFFERS IN EXCESS OF £70,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
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[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-95)	83	84
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



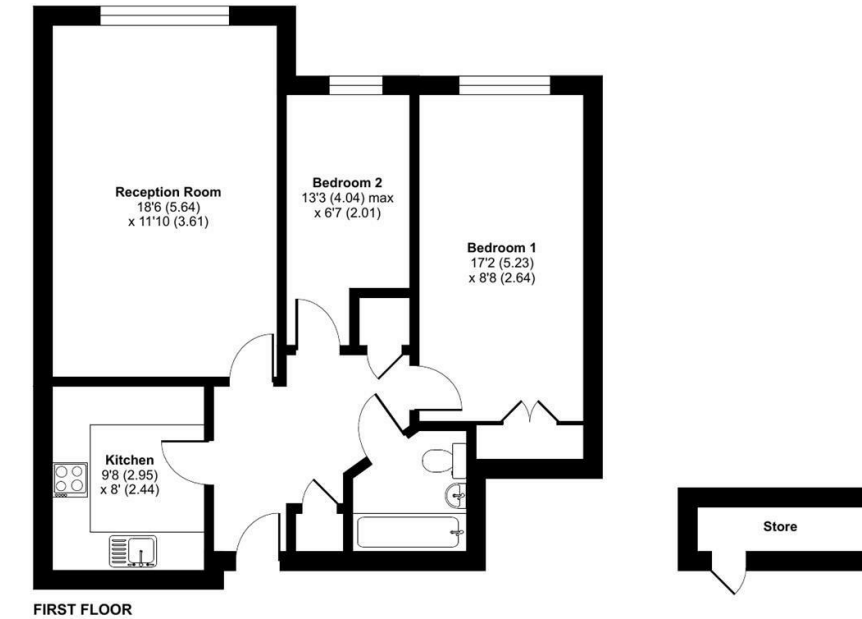




## FLOORPLAN

### Shortheath Road, Farnham, GU9

Approximate Area = 693 sq ft / 64.3 sq m  
 Outbuilding = 20 sq ft / 1.9 sq m  
 Total = 713 sq ft / 66.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Knights Property Services. REF: 1080340



## MAIN FEATURES

- Spacious First Floor Apartment
- Sizeable Bedroom One
- Sought-After Location
- Two Bedrooms
- Separate Kitchen
- Well Maintained Communal Grounds
- Allocated Parking
- Basement Store

## FULL DETAILS

### Entrance Hallway

Enter via door, cupboards and carpet flooring.

### Reception Room

18'6 x 11'10 (5.64m x 3.61m)

Rear aspect and carpet flooring.

### Kitchen

9'8 x 8'0 (2.95m x 2.44m )

Range of base and eye level units, sink, four ring gas hob, extractor hood, oven and space for; washing machine and dishwasher. Partly tiled walls and laminate flooring.

### Bedroom One

17'2 x 8'8 (5.23m x 2.64m )

Rear aspect, wardrobe and carpet flooring.

### Bedroom Two

13'3 x 6'7 (4.04m x 2.01m )

Rear aspect and carpet flooring.

### Bathroom

Bath with power shower, wash hand basin and low level WC.

### Council Tax

Band D.

### Lease Information

We have been advised by the owner that there is approximately 99 years left on the lease. The service charge is £210.92 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Shared Ownership

We have been advised by the owner that if you were to buy the 25% share, the rent on the remaining 75% share is approximately £590.31 per month.

## 41 SHORTHEATH ROAD, FARNHAM GU9

KNIGHTS PROPERTY SERVICES - **\*\*SHARED OWNERSHIP - 25% SHARE\*\*** For sale is this well presented apartment, ideally situated in this sought-after complex in Farnham. The spacious first floor property comprising; entrance hallway, reception room, separate modern kitchen, two bedrooms and a bathroom. A key feature to note is the well maintained communal grounds with a band stand and children's play area. Further benefits include a basement store inside and allocated parking in addition to visitor parking. Farnham town centre is within close proximity and offers a great variety of local shops and restaurants as well as the train station, which has great access to London Waterloo.