

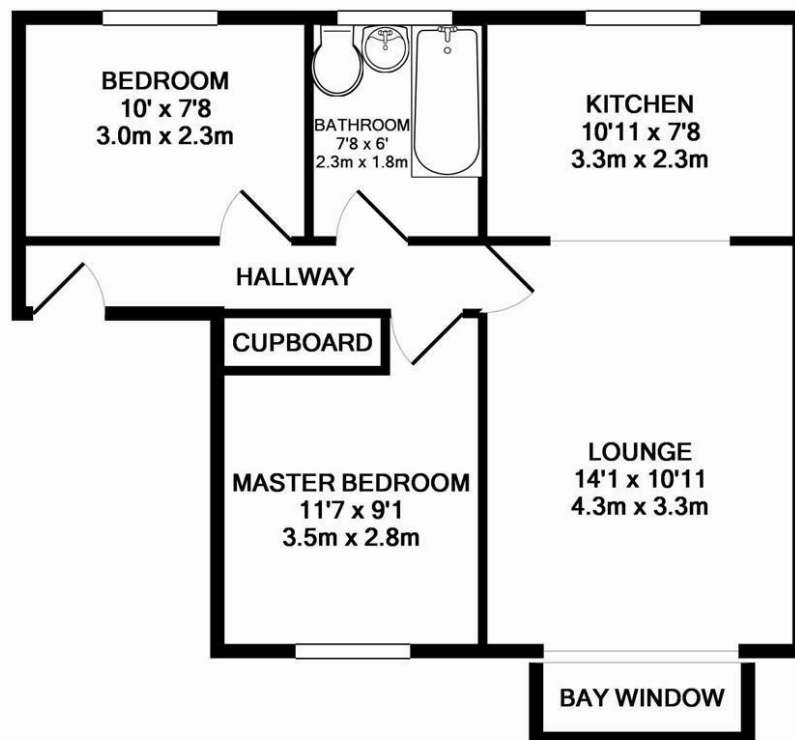


## The Hart Farnham GU9 7HF

- FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER/KITCHEN
- GAS CENTRAL HEATING
- BATHROOM
- EPC RATING C
- TWO BEDROOMS WITH BUILT IN WARDROBES
- SITUATED IN THE HEART OF THE TOWN CENTRE
- ONE ALLOCATED PARKING SPACE
- LEASEHOLD WITH 109 YEARS REMAINING
- COUNCIL TAX BAND D



Local Authority **Waverley Borough Council**  
Council Tax Band **D**  
EPC Rating **C**



TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Greenwood & Co Office**  
The Wool House, Bear Lane,  
Farnham, Surrey, GU9 7LG

**Contact**  
01252734734  
[info@greenwood-property.co.uk](mailto:info@greenwood-property.co.uk)  
[www.greenwood-property.co.uk](http://www.greenwood-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.