

1 Bush Place, St Georges Yard,  
Farnham,  
Surrey GU9 7PL

Peter **Leete**  
and Partners  
ESTATE + AGENTS



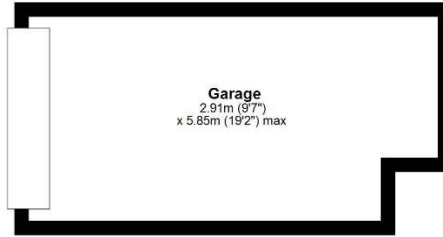
**A Spacious 2 bedroom first floor maisonette (905 sq ft)  
In the town centre with balcony plus SINGLE GARAGE  
The property enjoys a very spacious kitchen/family room and long  
leasehold approx. 977 years unexpired.**

**PRICE £385,000 LEASEHOLD**



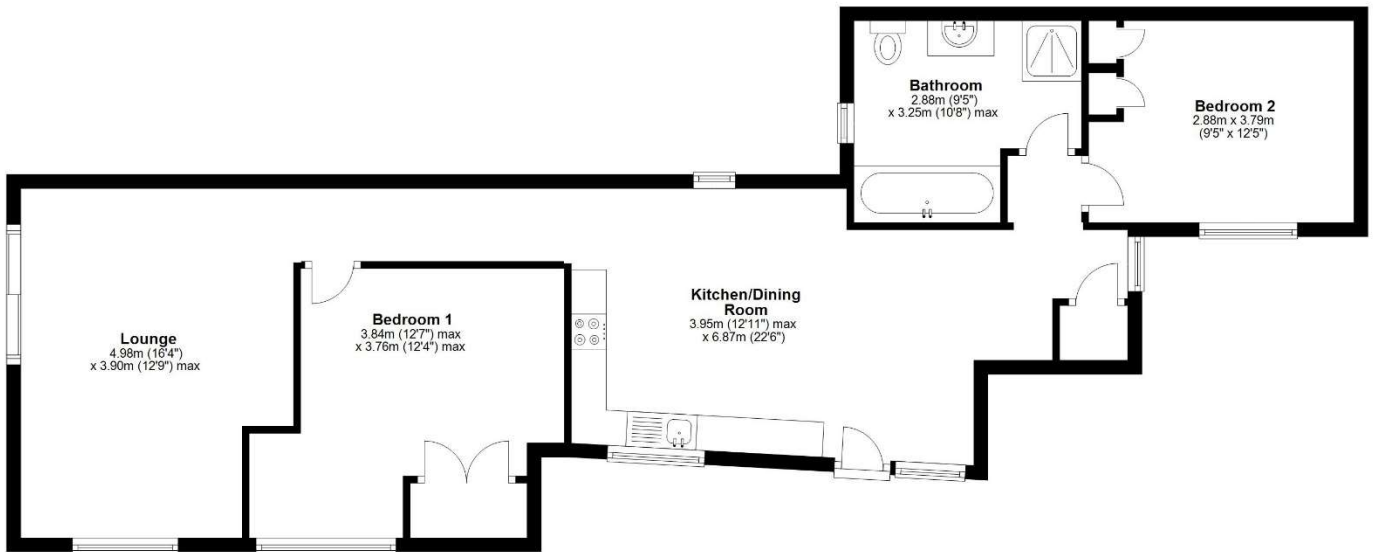
### Ground Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 10.3 sq. metres (175.5 sq. feet)



### Floor Plan

Approx. 84.1 sq. metres (905.1 sq. feet)



Main area: Approx. 84.1 sq. metres (905.1 sq. feet)

Plus garages: approx. 18.3 sq. metres (175.6 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC  
Plan produced using PlanUp.

**1 Bush Place, St. Georges Yard, -**



# 1 Bush Place, St Georges Yard, Farnham

EPC: C Council Tax: D



**GENERAL** A well positioned apartment having been refurbished approx. 20 years ago and affording a floor area of over 900 sq ft plus a single garage below accessed via St Georges Yard. Steps from the ground floor adjacent the garage to the communal landing. Private door opens into the well proportioned kitchen/breakfast room. The well appointed kitchen includes cream coloured wall and base units with extensive worktop. Inset sink unit to work surface and both space and plumbing for washing machine. Cooker unit with hob over and stainless steel extractor hood. The room has dual aspect and ample room for dining table. Wall hung gas fired boiler and storage cupboard. A corridor leads down to the master bedroom with fitted wardrobes and then the living room. This room enjoys dual aspect and sliding doors to a its private balcony. Bedroom 2 is accessed via a small lobby off the kitchen, this room also benefits fitted wardrobes . A feature of the apartment is the large bathroom with both deep bath and separate shower cubicle, wash basin and low level WC,

**SPECIAL NOTES:** Lease term 999 years from 1/11/2002

**SITUATION** Right in the heart of the Town Centre with the mainline station a walkable 0.4 mile.

This Georgian market town has a wealth of shops both national and independent retailers, cafes, restaurants pubs and bars. Some almost hidden along small cobbled side streets.

The nearby Brightwells Yard development adjacent the main Sainsburys supermarket has recently opened its new cinema paving the way for its regeneration to include further shopping and facilities for the town centre.

The town being surrounded by National Trust land and close by is access through to Farnham Park a delightful rural area formerly a medieval deer park adjacent the Historic Castle at the top of Castle Street. The town further benefits a good road access to the Blackwater Valley and A3 London to Portsmouth road now affording dual carriageway motorway style connections to both the capital and the south coast. Farnham being well placed for commuters as well as the two main London Airports via the M25 at Wisley Junction 10.

**SERVICE CHARGE:** £1800.00 last financial year being an equal quarter share.

**VIEWINGS:** Strictly by appointment with the sole Agents: Peter Leete and Partners 01428 604480.

### **SPECIAL NOTES:**

Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance to their code of practice.



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