



17 Hawthorn Lodge Longbridge , Farnham, GU9 7GG

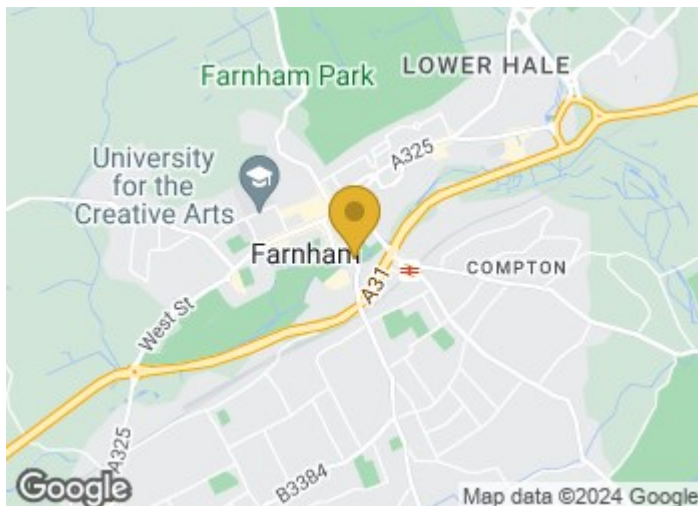
Located in the heart of Farnham town, a well presented ground floor retirement flat. The modern development benefits from communal grounds, gated residence parking, communal lounge and a Lodge manager. The property is sold with no onward chain.

Price Guide £270,000

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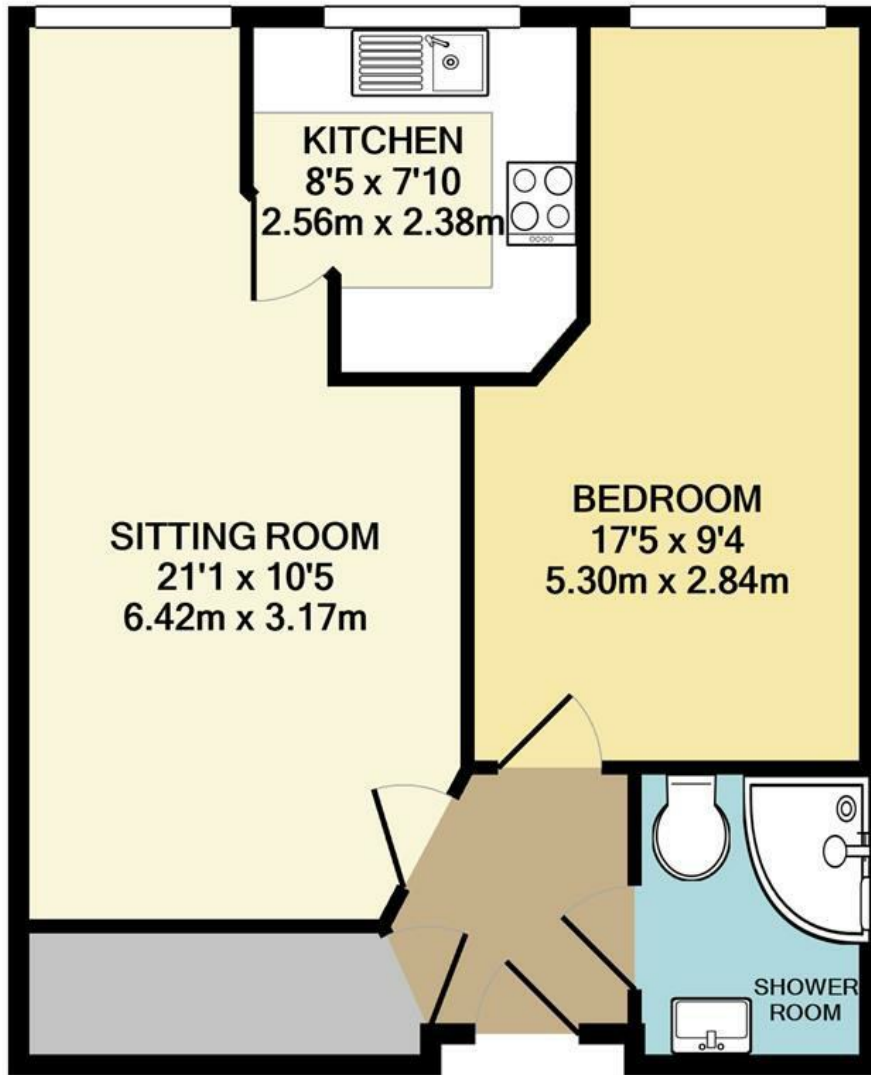
- Security entry phone and communal entrance
- Private entrance hall and large walk in storage cupboard
- Sitting/dining room
- Fitted kitchen
- Double bedroom with built in wardrobe
- Shower room
- Communal gardens, parking and residence sitting room
- Close to the town's shops and Gostrey Meadows
- Lodge manager and careline system
- Retirement living for the over 60's



[Directions](#)



Floor Plan



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B		79	79	(81-91) B		79	79
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	