



Flat 6 Great Austins Manor

11 Vicarage Hill, Farnham, GU9 8AF

A well presented first floor 2 bedroom 2 bathroom purpose built apartment on a small gated development in a sought after location close to local shops and amenities. There is a lift, communal grounds, allocated and visitors parking. Farnham town and mainline railway station are about 1 mile away.

Price Guide £416,500

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- Communal entrance hall with lift, stairs and entry phone system
- Entrance hall with storage cupboards and loft space
- Open plan sitting/dining and fitted kitchen
- 2 double bedrooms with wardrobe cupboards
- En suite bathroom and separate shower room
- Under floor heating
- Allocated parking and visitors parking
- Gated development close to local shops, schools, station and Farnham Town
- Share of freehold
- Communal grounds with storage shed



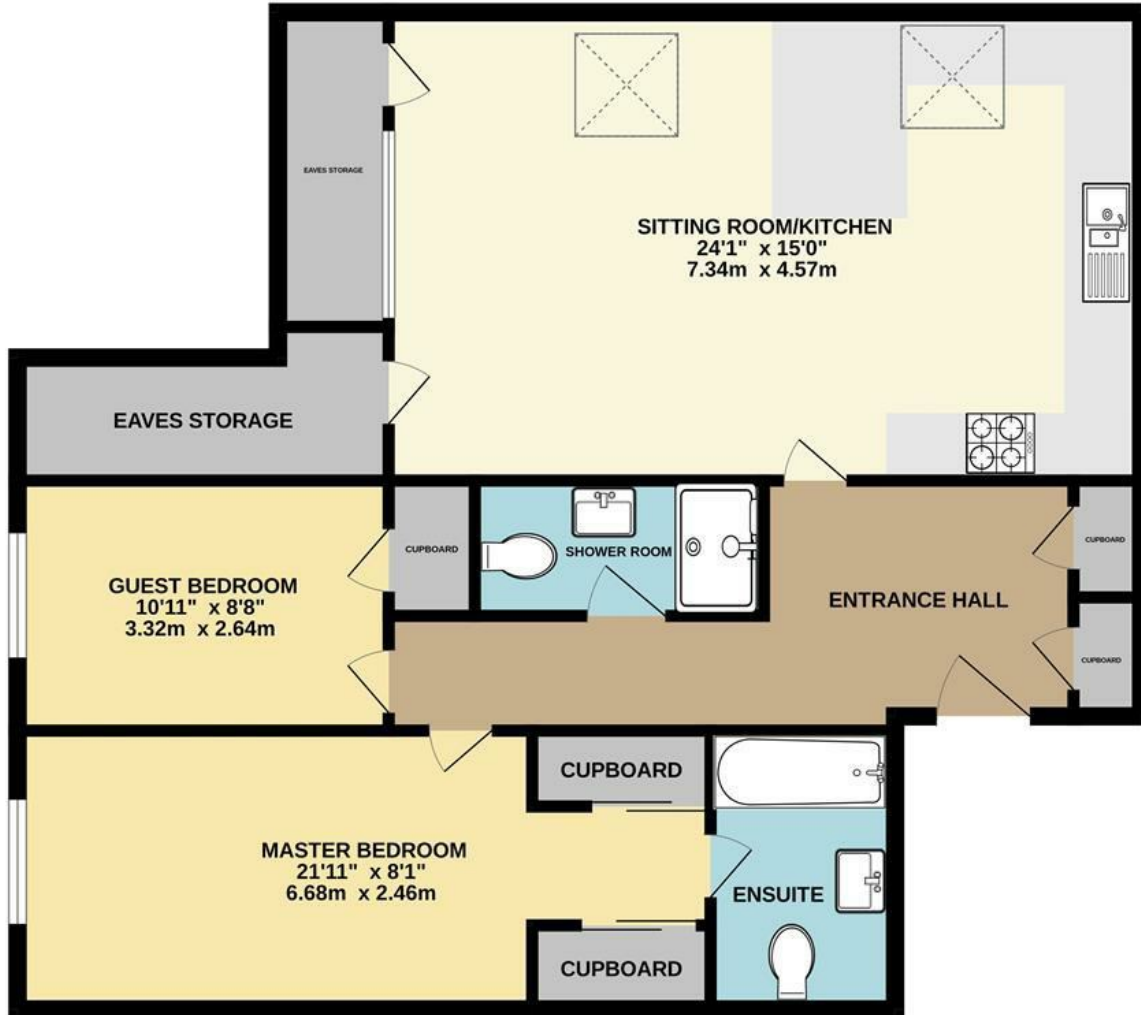
[Directions](#)





Floor Plan

GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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	

Energy Efficiency Rating: Current 80, Potential 82