



## 45 Home Park House South Street , Farnham, GU9 7RU

A well presented second floor retirement flat with lovely views over the river, situated in Farnham town centre. The flat has a modern kitchen and shower room and has been recently redecorated.

**Price Guide £147,500**



# 45 Home Park House South Street , Farnham, GU9 7RU



- Second floor retirement flat overlooking the river
- Lift and stairs
- Entrance hall with storage cupboard
- Double aspect sitting room
- Double bedroom with wardrobe cupboards
- Shower room
- Close to town centre
- Modern kitchen , shower room and recently redecorated
- Kitchen with window
- Communal sitting room and laundry room

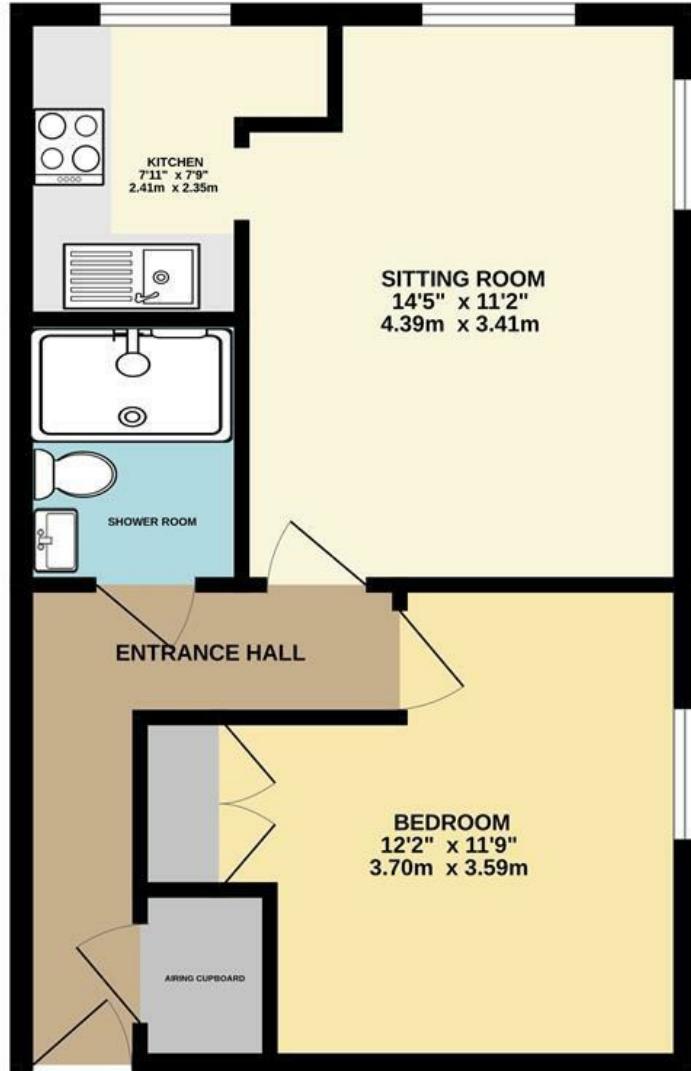


Directions



## Floor Plan

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	