



8 Bourne Heights, Frensham Road, Farnham, Surrey, GU9 8JD

Price Guide £360,000



## 8 Bourne Heights, Frensham Road, Farnham, Surrey, GU9 8JD

A two bedroom first floor apartment with delightful communal gardens, situated in a desirable location on the south side of Farnham moments from local amenities.

To the ground floor the building is entered via a video entry system that leads into the communal entrance hall. There is a lift & stairs to all floors. The apartment is on the first floor and the entrance hall has doors to all rooms. The 18' Living room is bright and airy with a picture boxed bay window. The kitchen is fitted with units and has a built in fridge/freezer, microwave, oven, hob & extractor. The master bedroom has a large built in wardrobe & a fully tiled en-suite bathroom. The guest bedroom has a built in wardrobe & there is a three piece bathroom suite.

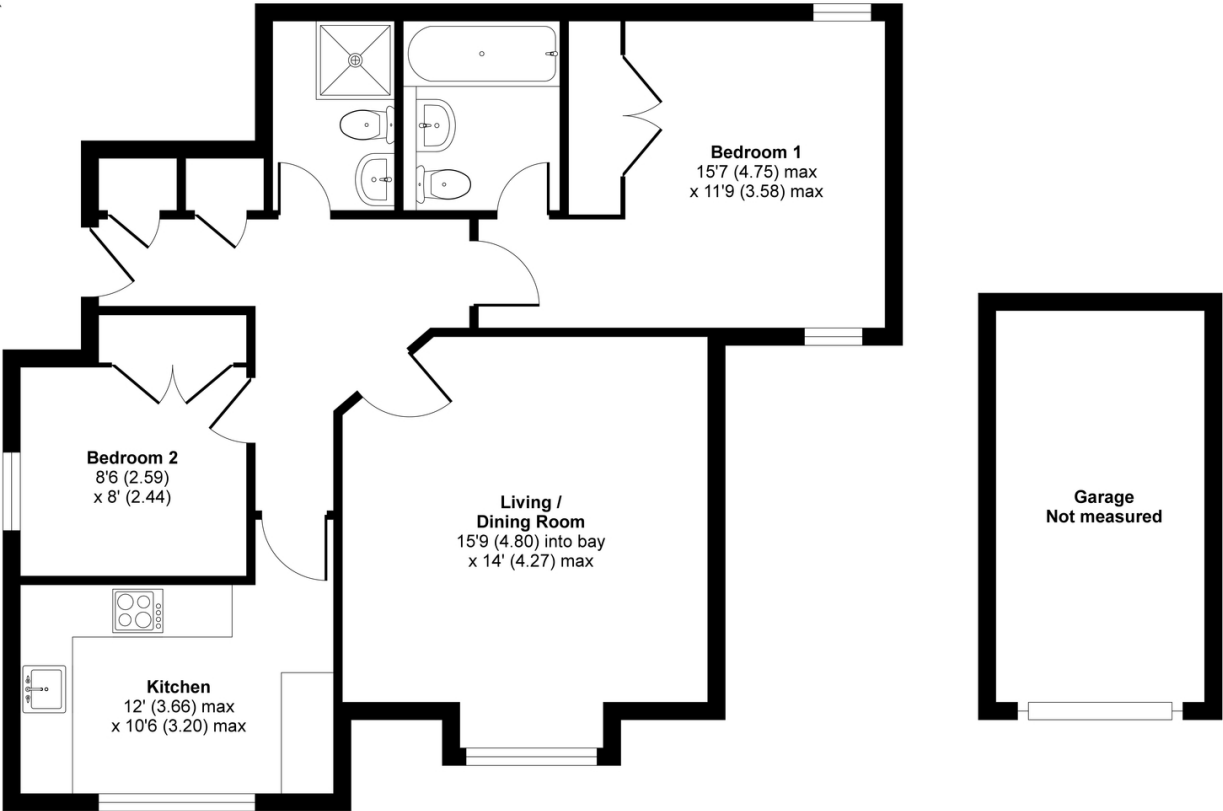
Outside there is a garage in a block to the front of the building with driveway parking to the front of the garage. The well kept communal gardens are a real focal point of the property with large level lawn areas to the rear enclosed by mature trees, fencing & hedging.

- Farnham mainline station 1 mile away
- Garage in a block
- Ensuite to master
- Delightful communal gardens
- Fantastic location close to shops and amenities
- Two double bedrooms
- No onward chain
- Lease: 69 years remaining
- Ground rent: £150 per annum
- Service Charge: £162 per month



Bourne Heights, Frensham Road, Farnham, GU9

Approximate Area = 744 sq ft / 69 sq m (excludes garage)  
For identification only - Not to scale



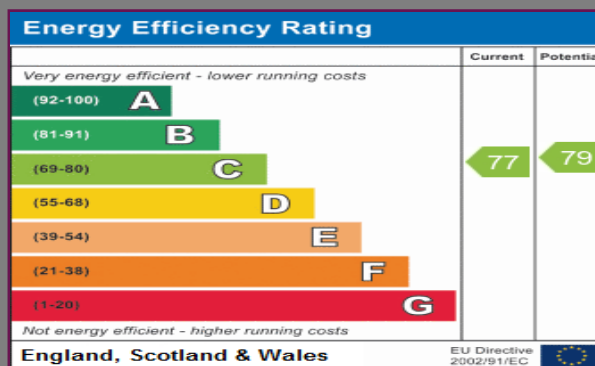
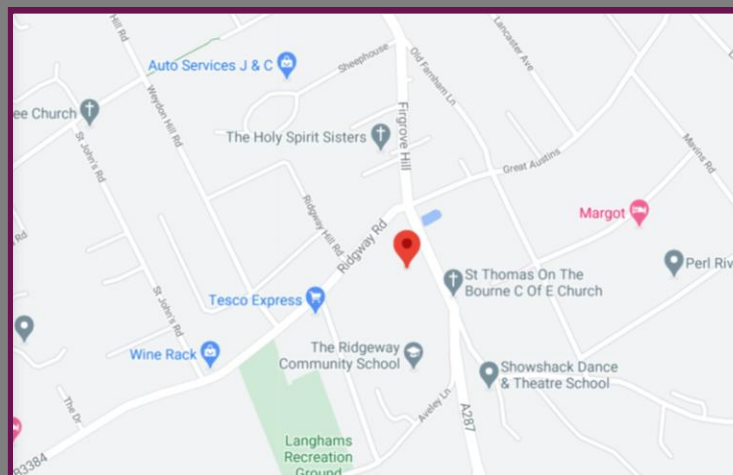
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2020. Produced for Bourne Estate Agents. REF: 639255

# Location

Location: Bourne Heights is a requested position on the south side of Farnham, just off Frensham Road moments from local amenities & just over half a mile from Farnham station. Directions: Proceed out of Farnham on the A287 up Firgrove Hill, at the traffic lights proceed straight across where Bourne Heights can be found on the right hand side.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.  
If you require clarification of any points then please contact us especially if you are travelling some distance to view.  
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.