

Anstey Road, Farnham

£250,000

MARTIN&CO

Anstey Road, Farnham
Apartment

2 Bedrooms, 2 Bathroom
£250,000
Council Tax Band: C

- Corporate Sale
- Chain Free
- Ground Floor Unit
- 2 Bedrooms & 2 Bathrooms
- Excellent Location
- Adjacent to Farnham Hospital

Nestled on the charming Anstey Road in Farnham, this delightful apartment offers a perfect blend of modern living and comfort. Built in 2009, the property boasts a contemporary design that is both stylish and functional.

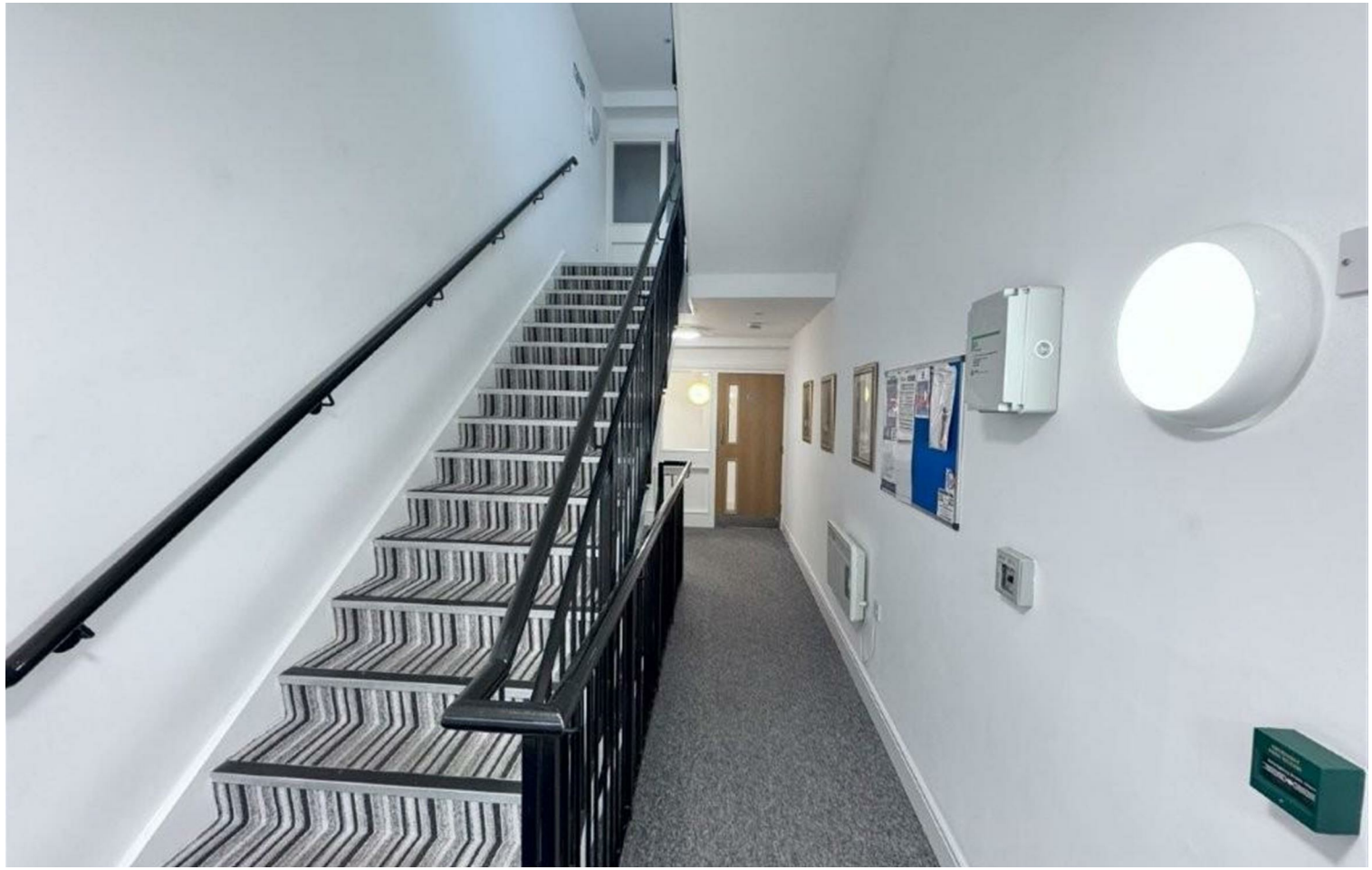
Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this home, making it suitable for both families and professionals alike.

The property also benefits from designated parking for one vehicle, a valuable asset in this sought-after area. Farnham is known for its picturesque surroundings and vibrant community, offering a range of amenities, including shops, restaurants, and excellent transport links.

This apartment is an excellent opportunity for those seeking a modern home in a desirable location. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful layout and prime position. Don't miss the chance to make this lovely apartment your new home.

SERVICE CHARGE AND GROUND RENT:
Service charge is £180 pcm
Ground Rent £180 pa
Gardens and cleaning £240pa

Address: 38, Anstey Road Farnham, GU9 9FH
EPC rating - 82







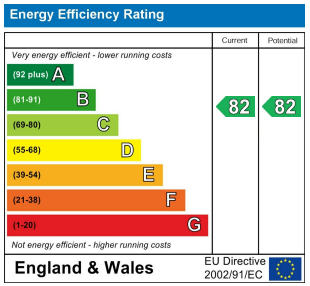
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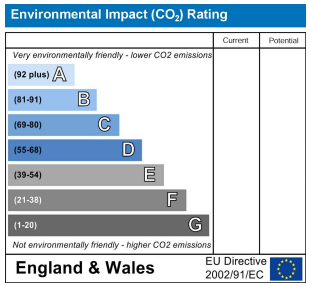
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Tenure: Leasehold
Lease remaining: 107 Years
EPC rating - B82



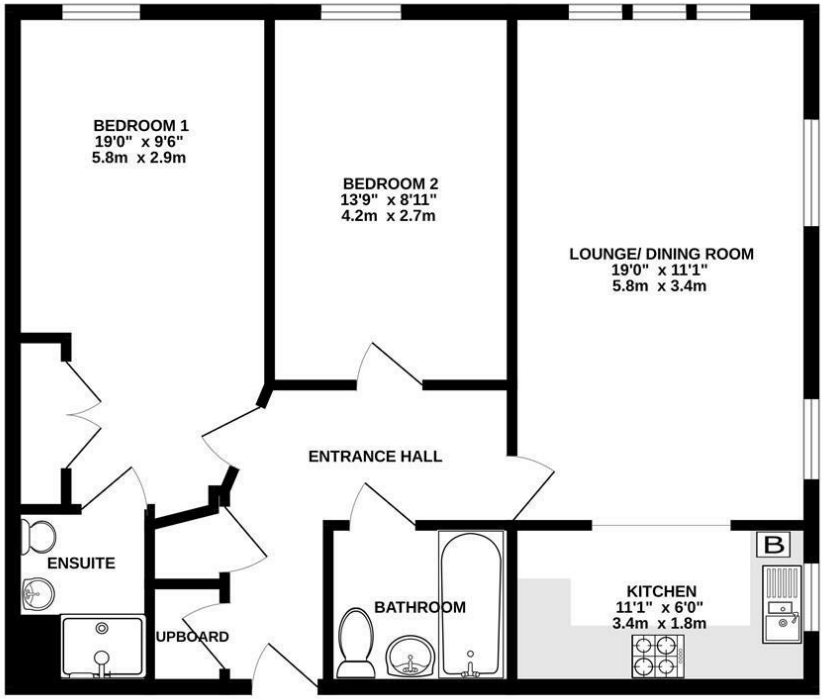








GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 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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Martin & Co Aldershot Sales
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
http://www.martinco.com

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman