



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

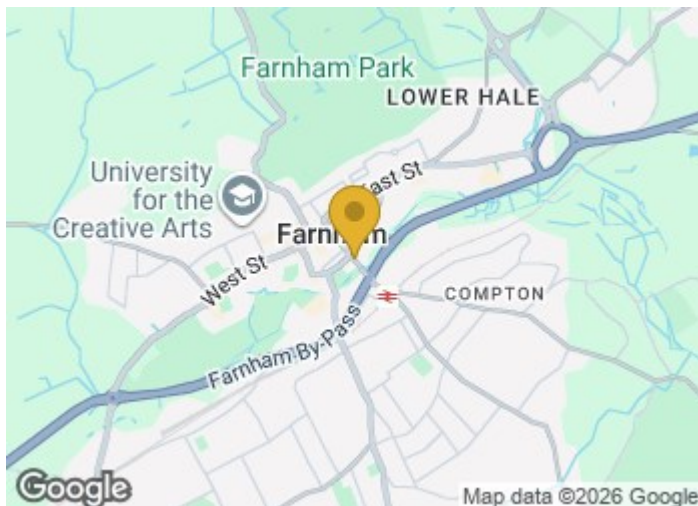
A well presented second floor retirement flat with lovely views over the river, situated in Farnham town centre. The flat has a modern kitchen and shower room and has been recently redecorated. No onward chain.

Price Guide £115,000

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



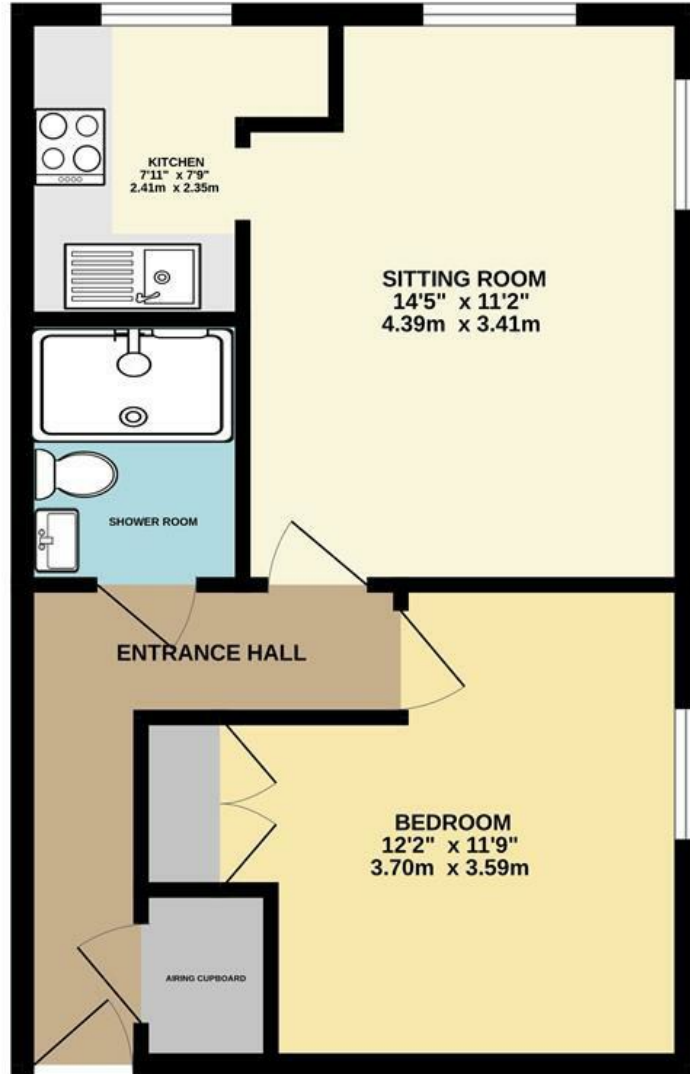
[Directions](#)





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 (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	72	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	