



West Street, Farnham


MARTIN&CO

West Street, Farnham

- Superb town centre location
- Accessed via a beautiful cobbled courtyard
- Maisonette - no communal hallways!
- Low running costs
- Long leasehold 115 Years
- No onward chain complications

Tucked away just off West Street, this bright two-bedroom maisonette offers well-balanced living in a highly convenient Farnham location. Featuring a dual-aspect reception room, low outgoings, and a long lease, it's an ideal choice for first-time buyers, downsizers, or investors.

Quietly positioned just off West Street, in the heart of Farnham, this thoughtfully presented maisonette offers a calm and characterful retreat within easy reach of the town's vibrant centre.

Extending to approximately 861 sq. ft, the accommodation is well balanced and intuitively arranged, with two generous double bedrooms, each incorporating built-in storage to maintain a clean, uncluttered feel.

The reception room forms the natural focal point



of the home—an inviting, light-filled space enhanced by dual-aspect windows that create a bright yet comfortable atmosphere throughout the day. The adjoining kitchen is neatly appointed and practical in its design, while the bathroom is finished in a simple, contemporary style, both spaces offering immediate usability with scope to personalise over time.

Approached via a charming cobbled courtyard, the setting introduces a sense of quiet separation from the street, giving the property a more private, tucked-away feel that is increasingly rare in such a central location.

The property also benefits from notably low outgoings, with no service charges or management fees, alongside a long lease of approximately 115 years remaining. Resident permit parking is available.

Offered with vacant possession, the home is ready for immediate occupation, making it a straightforward and appealing move.

A considered choice for first-time buyers, downsizers, or investors, this is a home that prioritises light, proportion, and location—offering an understated yet highly liveable space in one of Farnham’s most desirable pockets.

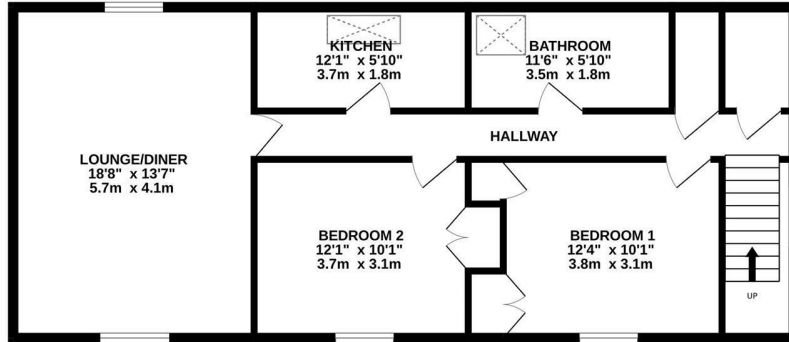
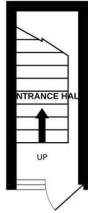
Additional Information:

- Lease Remaining: Approx. 115 years
- EPC Rating: C
- Council Tax Band: D
- Service Charge: 12% of associated costs
- Ground Rent: £200 per annum
- Photos shown were taken prior to a recent tenancy



GROUND FLOOR
41.14E (31.6m/103ft) approx.

FIRST FLOOR
825.68E (206.6m/678ft) approx.

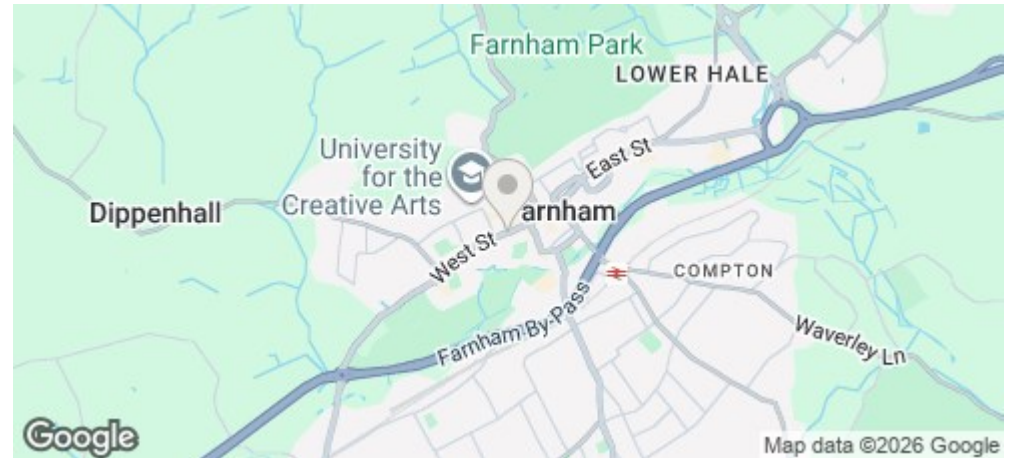


TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

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		69	73
(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 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	



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