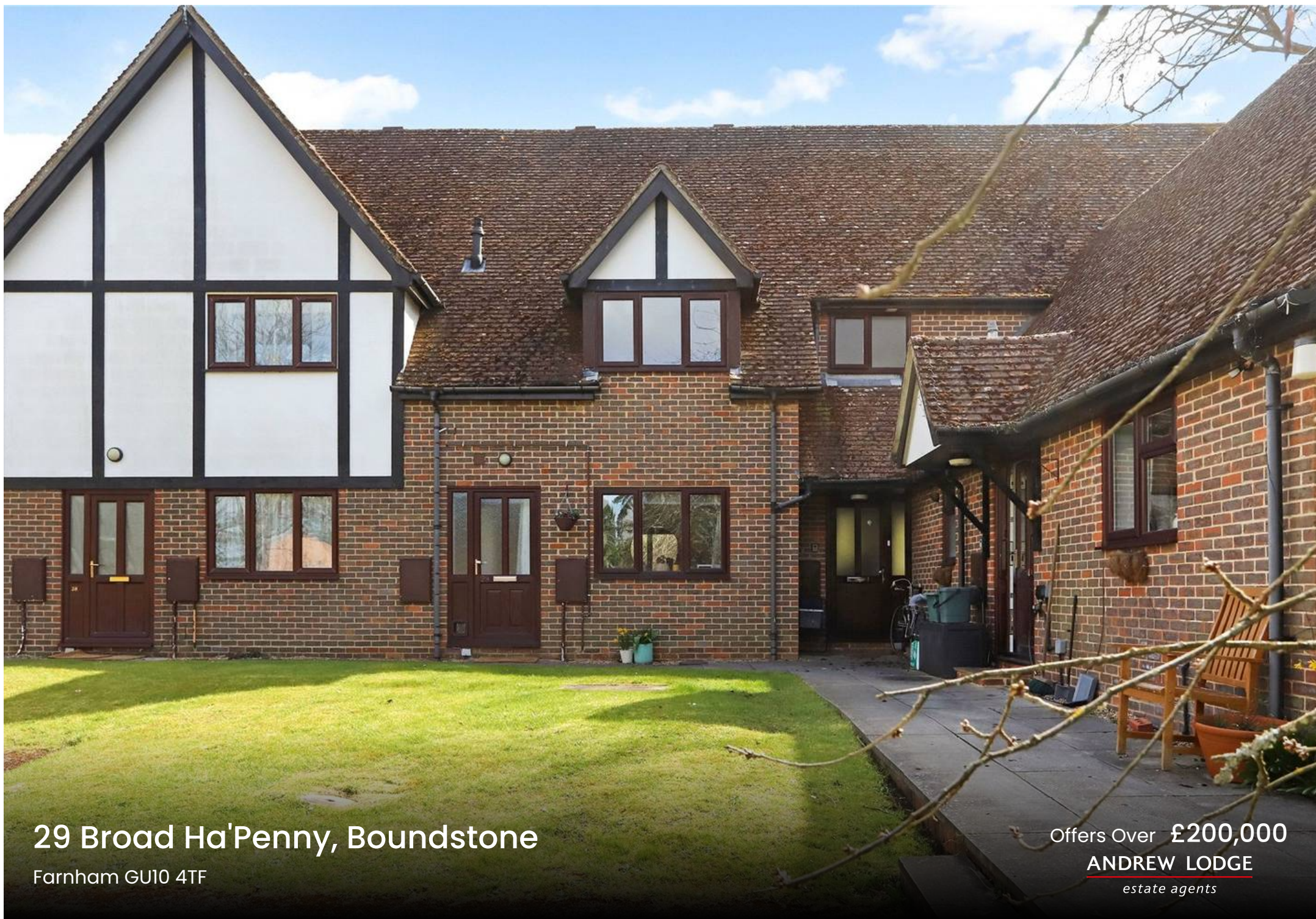




29 Broad Ha'Penny, Boundstone

Farnham GU10 4TF

Offers Over £200,000

ANDREW LODGE

estate agents



29 Broad Ha'Penny

Boundstone, Farnham

A beautifully appointed 1 bedroom modern terrace situated in this sought after development convenient to Rowledge village.

- 1 double bedroom
- Luxury shower room
- Sitting room
- Beautifully fitted kitchen with integrated appliances
- Allocated parking space
- Visitor parking
- Communal gardens

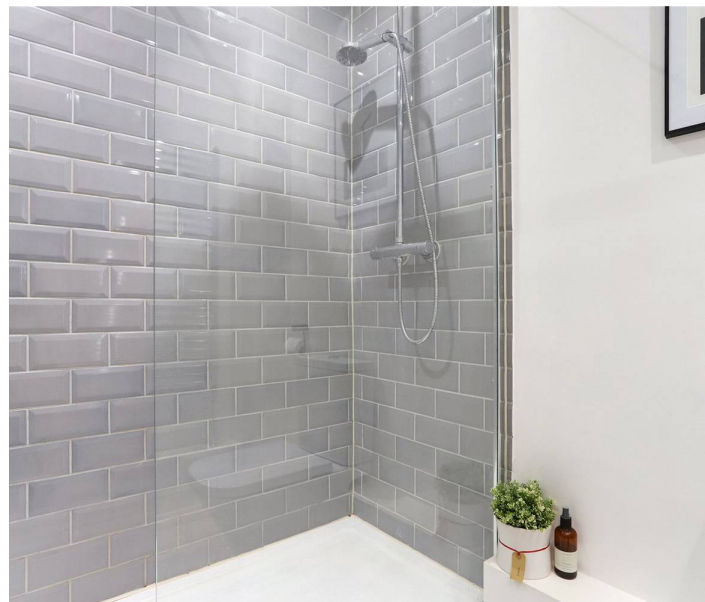
A stunning 1-bedroom terrace which must be viewed to be fully appreciated, situated in this highly popular development,

Front door to: Entrance Hall

Staircase to first floor and through to:

Sitting Room: Front aspect, pleasant outlook, understairs storage cupboard, arch to:

Beautifully fitted kitchen: Comprising sink unit, roll edge worktops, eye and base level units, electric oven and ceramic hob, extractor hood, integrated washing machine, space for fridge/freezer.



29 Broad Ha'Penny

Boundstone, Farnham

First Floor

Double bedroom: Front aspect, built-in double wardrobe, cupboard housing Combi gas fired boiler.

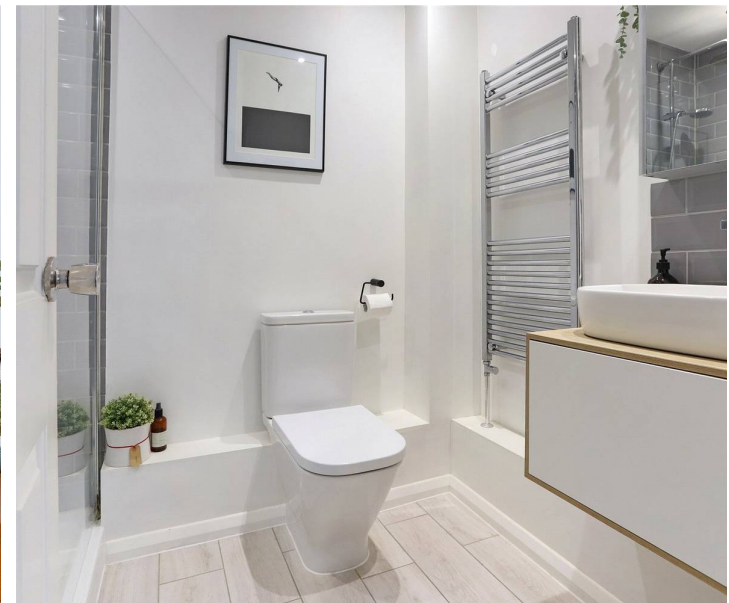
Luxury shower room: Roca suite in classic white, large shower area with glass screen, w.c., vanity wash hand basin with drawers under, heated towel rail, part tiled walls.

Outside: Communal gardens laid mainly to lawn. 1 allocated parking space plus visitor parking.

Services – All mains services. Gas fired central heating. Sealed double glazing, Local Authority – Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax – Band B with an annual charge for the year ending 31.03.27 of £2024.49. Tenure – Freehold EPC Rating – C Miscellaneous – Service charge for the maintenance of the communal garden areas and road £405 per half year. Block charge for sinking fund for roof repairs/gutters £135 per half year, payable to Edgefield property management company. Current buildings insurance £580.55 per annum (May 2025 to May 2026)

Directions: Leave Farnham via the A287 Firgoe Hill. At the traffic lights turn right into Ridgway Road and continue into Shortheath Road. Pass over 2 mini roundabouts and at the staggered crossroads turn left into Sandroek Hill Road. Continue down the hill and up, bearing right at the top into Boundstone Road. Broad Ha'penny can be found along on the right hand side.

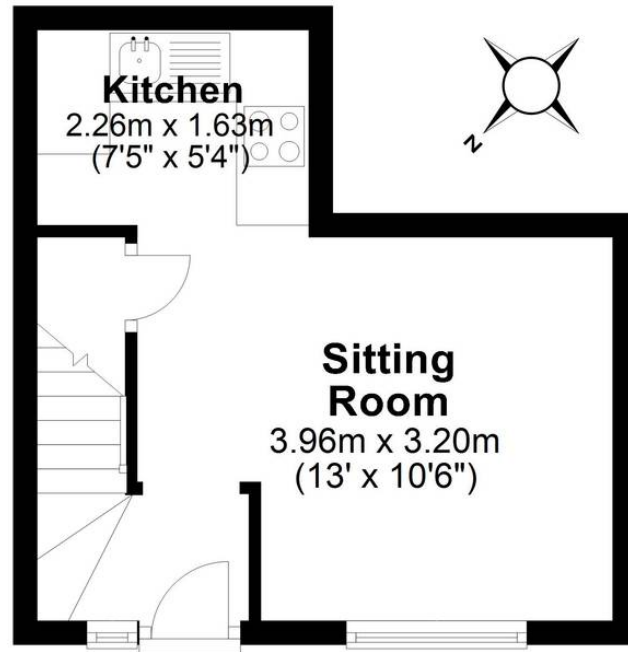
A beautifully appointed 1 bedroom modern terrace situated in this sought after development to the south of Farnham



Broad Ha'Penny, Boundstone, Farnham, GU10 4TF

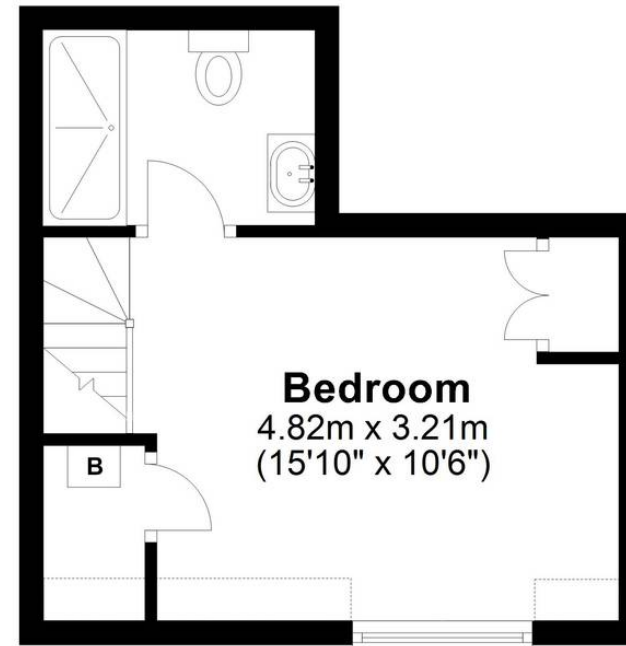
Ground Floor

Approx. 19.2 sq. metres (207.0 sq. feet)



First Floor

Approx. 19.2 sq. metres (207.0 sq. feet)



Total area: approx. 38.5 sq. metres (414.0 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon

ANDREW LODGE
estate agents