



3 Bush Place St. Georges Yard, Farnham

GU9 7PL

Guide Price £235,000

ANDREW LODGE

estate agents



3 Bush Place St. Georges Yard

Farnham

A spacious 2 double bedroom split level apartment situated in the heart of the Georgian town centre. No Onward Chain.

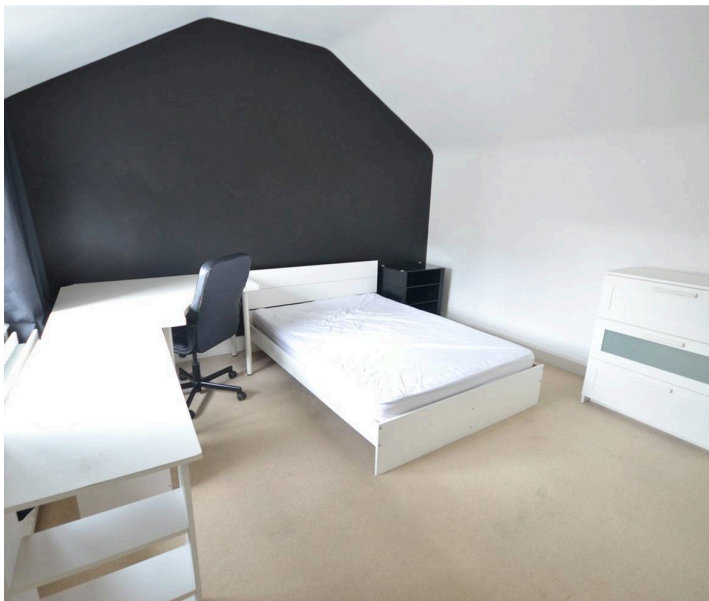
- 2 double bedrooms
- Bathroom
- Sitting room
- Kitchen/dining room
- Town centre location
- Viewings highly recommended

External staircase leads to: Communal front door to communal entrance hall.

Personal front door to: **Entrance Hall:** Steps leading to inner hallway. cloaks recess.

Sitting Room: Front aspect, attractive brick fireplace (not in use) with mantle over, coved ceiling, doors to:

Kitchen/dining room: Well fitted and comprising 1½ bowl single drainer sink unit with mixer tap and cupboards under, roll edge work surfaces with further cupboards and drawers under, plumbing for washing machine and dishwasher, matching range of eye level units, plate rack and display shelving, space for fridge and freezer, 4 ring ceramic hob and extractor hood above, electric double oven, tiled surround, ceramic tiled floor, downlights, entry phone, stairs to landing.



Bedroom: Side aspect, built in double wardrobe, airing cupboard housing hot water tank and slatted shelving.

Bedroom: Front aspect, coved ceiling.

Bathroom: 2 velux windows, panel enclosed bath, mixer tap shower, close coupled w.c, vanity wash hand basin, cupboards under, fully tiled shower cubicle with glass screen, shaver socket, extractor fan, spot lights.

Agents Note: We understand there are 976 years remaining on the lease. Ground rent £200 per annum. Service charges of £835 per quarter. Please note, photographs were taken prior to the current tenants moving in.

Services - Mains drainage, electricity and water. No gas. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,602.91. Tenure - Leasehold. 999 year lease commenced 1.11.02 EPC Rating - D Mobile phone signal available. Ultrafast broadband (Via Ofcom).

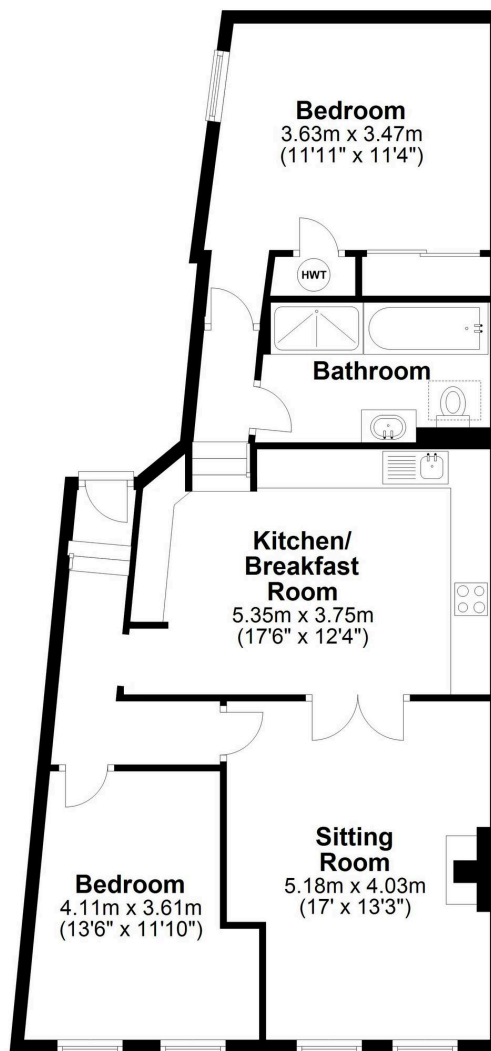
Situation: Bush Place occupies a most convenient and highly sought after position within close proximity to Farnham town centre, mainline station and Farnham's historic deer park offering opportunities for riding, cycling and walking. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards. There is an excellent choice of both state and private schools in the area

Directions: By foot - From our office in Downing Street, turn right into the Borough. Turn left at the traffic lights and then turn immediately left again before Greenwood and Co Lettings in Bear Lane. Proceed up the external staircase on your left and continue to the door ahead of you for number 3 Bush Place.

A rare opportunity to purchase an extremely spacious split level apartment in the Georgian town centre of Farnham.



Bush Place, St Georges Yard, Farnham, GU9 7PL



Total area: approx. 87.4 sq. metres (941.1 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon