



10 Norman Court, Alfred Road, Farnham

GU9 8NF

Guide Price £325,000

**ANDREW LODGE**

*estate agents*



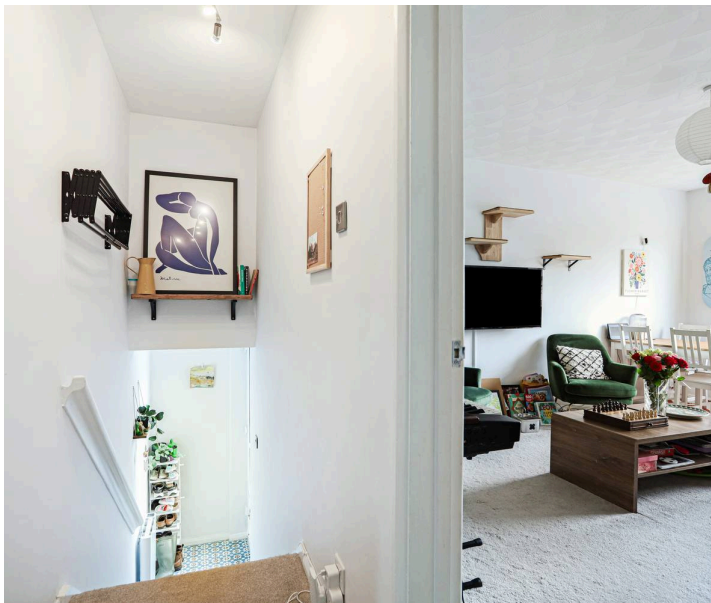


## 10 Norman Court, Alfred Road

Farnham

Spacious 2 bedroom first-floor flat with parking, double length garage and communal grounds close to the town centre and station.

- First floor flat
- 2 double bedrooms
- Principal bedroom with en-suite
- One allocated parking space
- Double length garage
- Outside communal area
- Planning permission to improve
- Views of Farnham Castle
- Walking distance to town and train station

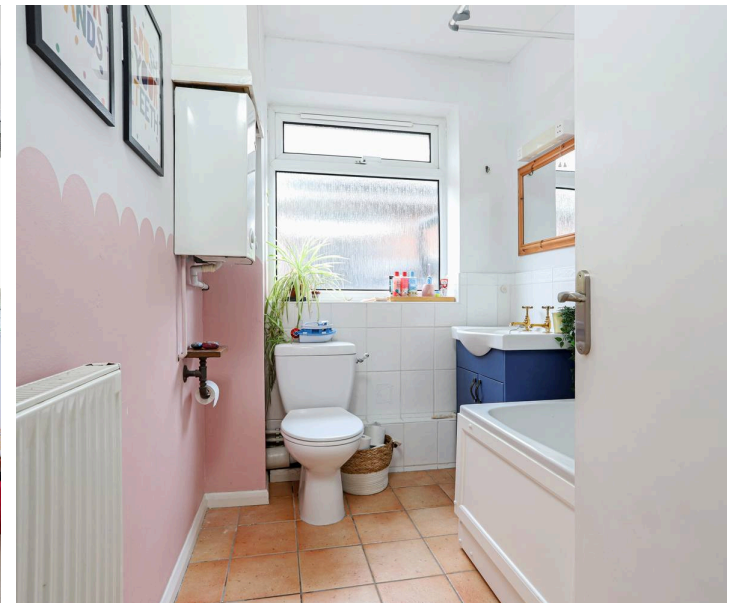




# 10 Norman Court, Alfred Road

Farnham

This spacious and well-presented first floor flat in a sought-after location is within walking distance of Farnham town centre and the mainline train station. The property comprises two generously sized double bedrooms, including the principal bedroom complete with an en-suite shower room, providing privacy and comfort. The second double bedroom is equally well-proportioned, ideal for guests, children or as a home office. There is also a family bathroom. The bright and airy living room is enhanced by large windows. The separate kitchen is thoughtfully designed and well-equipped, offering ample storage and workspace benefiting from views of Farnham Castle. Additional benefits include one allocated parking space and a rare double-length garage, providing extensive storage options or secure parking for two vehicles in tandem. Residents enjoy access to a small well-maintained communal garden. The property comes with granted planning permission, presenting an exciting opportunity for future improvements, making it an attractive proposition for buyers seeking a home they can adapt to their own requirements. Situated in a desirable residential area, the flat is perfectly positioned for easy access to a wide range of local amenities, including shops, cafes, restaurants, and leisure facilities.







## 10 Norman Court, Alfred Road Farnham

Commuters will appreciate the convenience of being within a short stroll of Farnham's mainline train station, offering direct services to London and other destinations. The combination of generous accommodation, modern comforts, and the potential for further enhancement makes this property an excellent choice for professionals, downsizers, or investors.

General:

Services - Mains water, electricity and drainage.  
UPVC double glazed windows.

Local Authority - Waverley B.C., The Burys,  
Godalming GU7 1HR 01483 523333

Council Tax - Band C with an annual charge for  
the year ending 31.03.27 of £2,313.70

Tenure Share of the Freehold. Annual service  
charge approximately £760.00 per annum.  
Length of lease 975 years (approx.)

EPC rating - C

Directions:

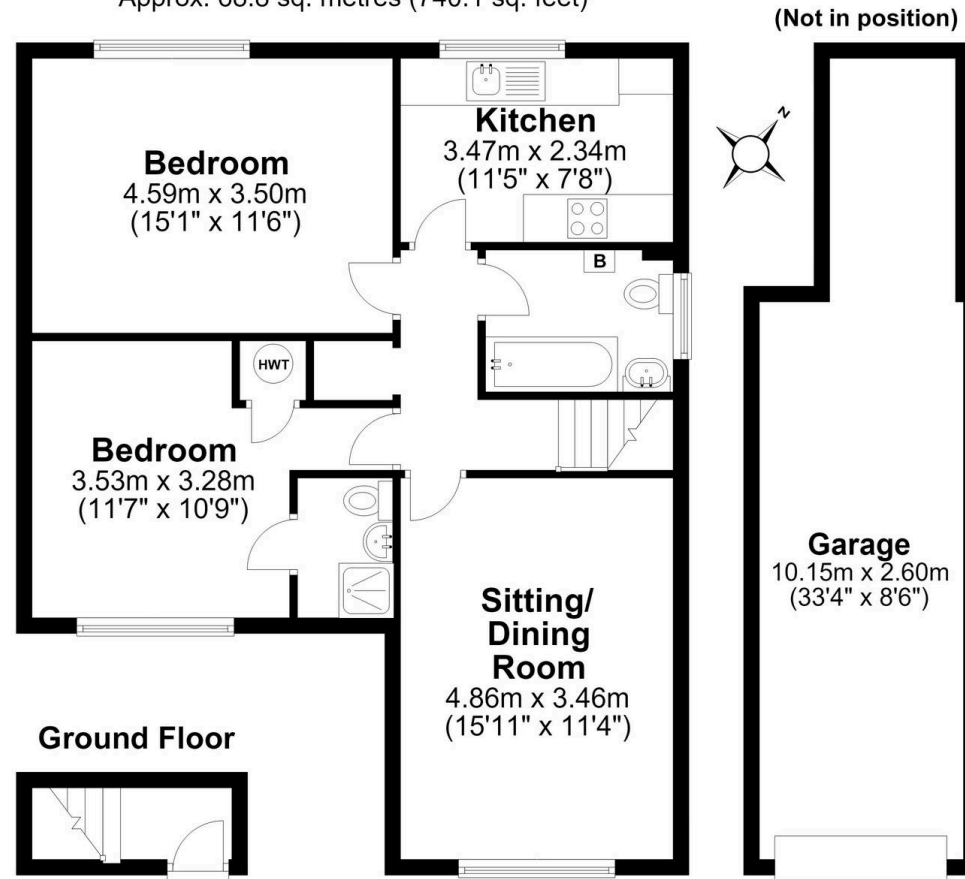
Leave Farnham via Firgrove Hill and turn left into  
Alfred Road. Norman Court can be found along  
on the left hand side.



# Norman Court, Farnham, GU9 8NE

## First Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



House area: approx. 68.8 sq. metres (740.6 sq. feet)

Garage area: approx. 23.6 sq. metres (254.0 sq. feet)

Total area: approx. 92.4 sq. metres (994.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings



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