



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

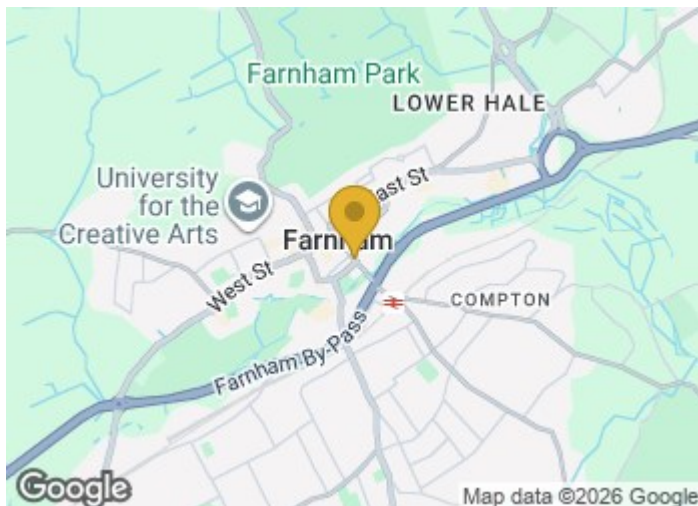
A well presented first floor one bedroom retirement flat with a lift situated in Farnham Town. The flat has been updated in recent years including the decoration, kitchen and shower room and the sitting room enjoys a floor to ceiling bay window.

Price Guide £109,000

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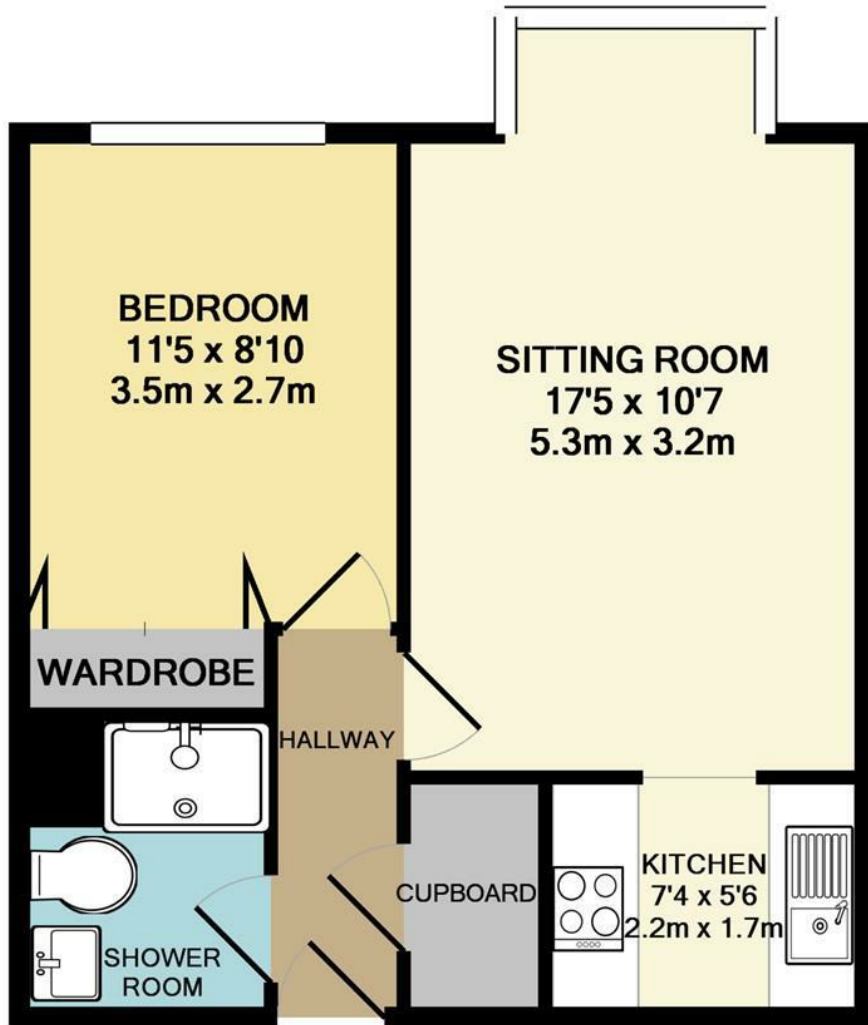
- First floor retirement flat
- Double bedroom with wardrobe cupboard
- Lift and stairs
- No onward chain
- Modern kitchen and shower room
- Entrance hall with storage cupboard
- Short walk to the town's shops and river
- Sitting / dining room with bay window
- Residence sitting room and laundry room
- Well presented



[Directions](#)



Floor Plan



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	81	86	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	