



## Flat 1, Ravenswood House

Lower Hale, Farnham, GU9 9RP

A 2 double bedroom ground floor apartment in a converted country house with a large sitting room, high ceilings, private and communal gardens and large garage. No onward chain.

**Price Guide £595,000**

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- Ground floor apartment with high ceilings in a converted country house
- Private enclosed garden and extensive communal grounds
- Entrance hall with space for a desk
- Elegant sitting room with door to private garden
- Double aspect kitchen/dining room
- Double aspect bedroom 1 with fitted wardrobes
- Bedroom 2 with en suite shower room
- Shower room
- Large garage
- No onward chain



Directions

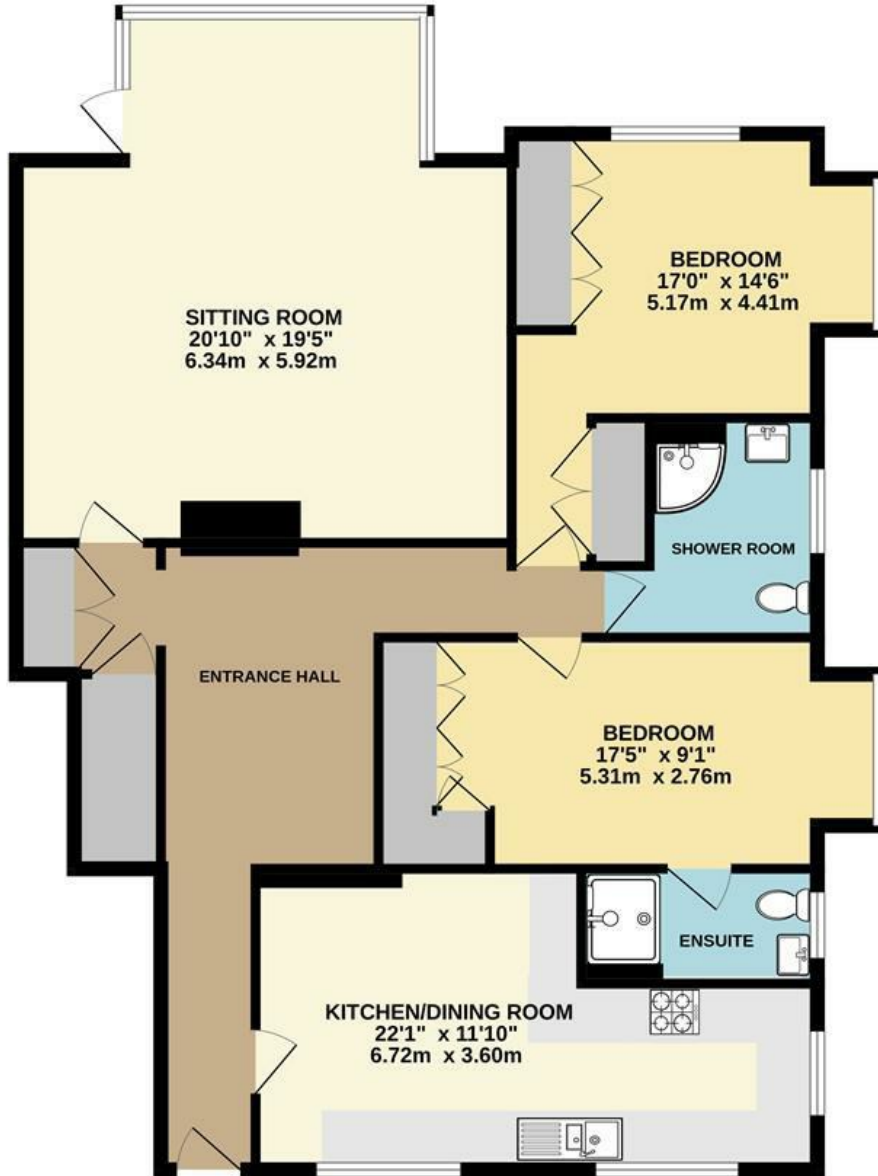
SAT NAV: GU9 9RP





# Floor Plan

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	64	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
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