



Flat 12, Providence Place, Abbey Street, Farnham

GU9 7RQ

Guide Price **£195,000**

ANDREW LODGE

estate agents



Flat 12

Providence Place, Abbey Street, Farnham

A delightful first floor 2 bedroom retirement apartment with a lift, modern shower room, fitted kitchen, communal gardens and parking situated in the town centre.

- 2 bedrooms
- Shower room
- Sitting room
- Kitchen
- Communal resident's lounge
- Use of laundry room
- Communal gardens
- Communal parking
- Access onto Gostrey Meadow



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Communal front door to Communal Entrance Hall.
Staircase and lift to first floor.

Personal front door to:

Hallway - 2 built-in store cupboards.

Sitting room - Front aspect, pleasant outlook.

Kitchen - Well fitted and comprising sink unit, worktops, eye and base level units, electric oven, microwave, ceramic hob, dishwasher, space for fridge/freezer.

2 Bedrooms - One with built-in wardrobes.

Modern shower room - Large walk-in shower, w.c., wash hand basin, part tiled walls, heated towel rail, airing cupboard housing hot water tank, slatted shelving.

Outside - Attractive communal gardens with areas of lawn and paved seating areas.

Communal parking.

Communal resident's lounge and use of a communal laundry room. There is a part time lodge manager.





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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. / Miscellaneous - Double glazed throughout / EPC - C / General: 176 years remaining on the lease. / Ground Rent - £75.00 per annum / Service Charge - £4,814 per annum.

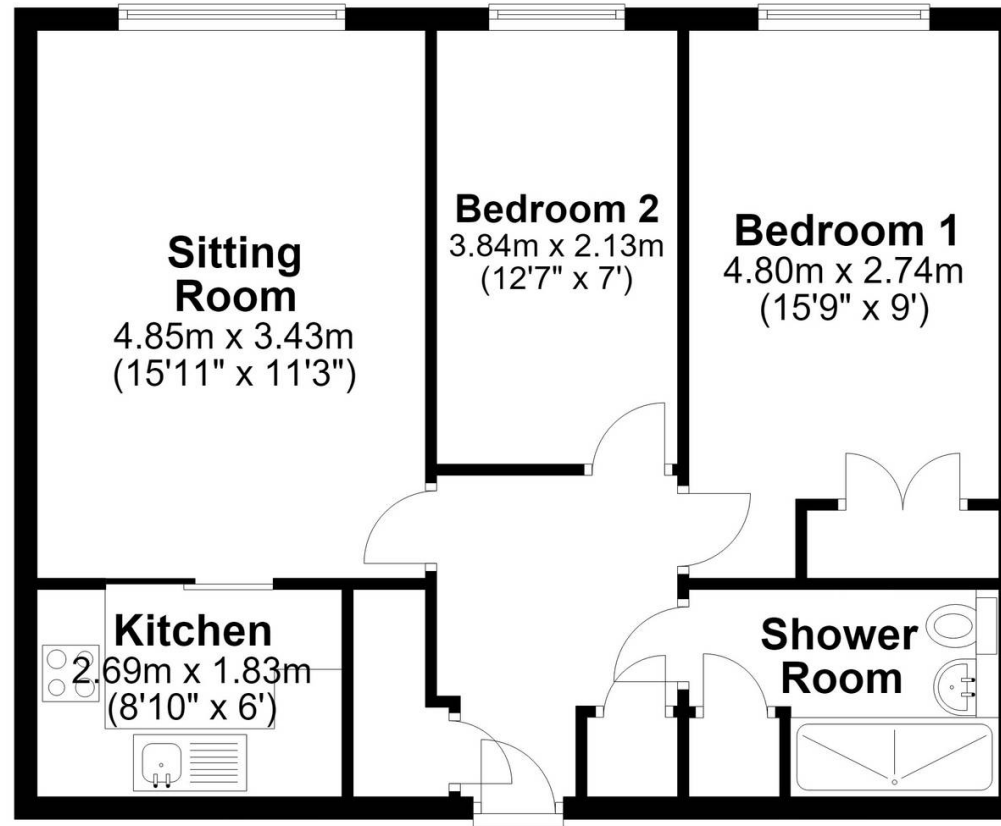
The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants including Bill's, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Located conveniently for the River Wey and Gostrey Meadows which offers additional recreational facilities including a bandstand, which is the focal point for many local events.



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First Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



Total area: approx. 59.2 sq. metres (637.1 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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From our offices in Downing Street take the right hand lane into the Borough. At the traffic lights turn right into South Street and then right into Union Road. Take the left hand lane and turn left into Longbridge. Turn left into Abbey Street and Providence Place can be found at the end of the road on the left hand side.