



**Trueman
Letting
Company**



37 Home Park House South Street Farnham

£895 PCM

FOR THE OVER 55'S ONLY. A second floor retirement apartment located in the heart of Farnham Town Centre offering spacious accommodation. EPC B COUNCIL TAX BAND C.



• ENTRANCE HALL WITH STORAGE CUPBOARD • LARGE LOUNGE WITH PICTURE WINDOW • DOUBLE BEDROOM WITH BUILT IN WARDROBES • MODERN KITCHEN WITH COOKER, FRIDGE AND FREEZER • SHOWER ROOM • COMMUNAL LAUNDRY ROOM

LOUNGE

Spacious lounge with picture window looking over the front of the development

BEDROOM

Double bedroom with built in wardrobes

KITCHEN

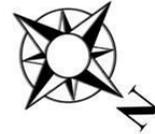
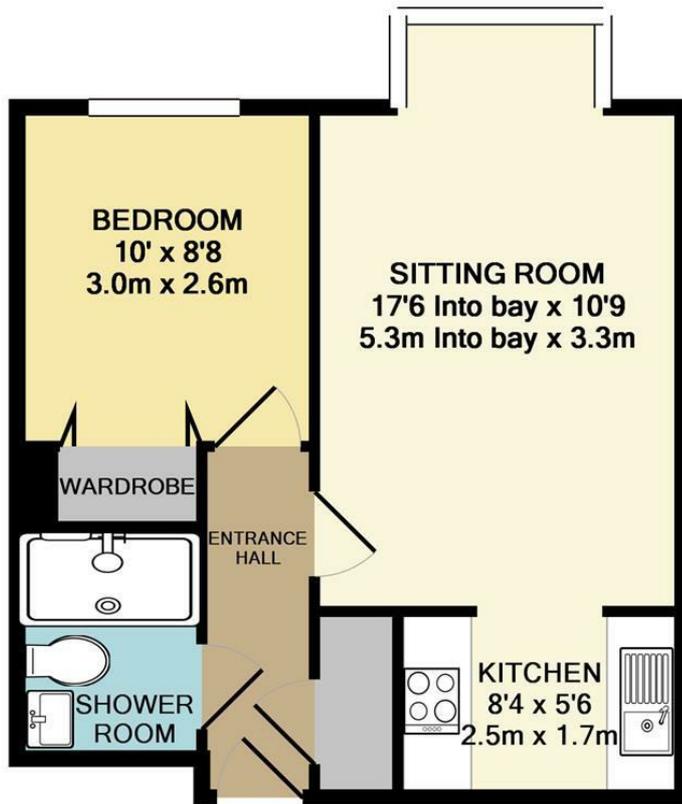
Kitchen with electric cooker, fridge and freezer

SHOWER ROOM

Newly fitted shower room with WC and large walk in shower



• COMMUNAL RESIDENTS LOUNGE • RESIDENT PARKING • COMMUNAL MAINTAINED GARDENS • EPC B COUNCIL TAX
BAND C



TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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