



**Selbon**

Simply Different

Rye Common Lane, Crondall, Farnham,  
, GU10 5EQ

Offers over £265,000 Leasehold

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**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Light and Airy
- Close Proximity of Farnham
- Allocated Parking
- Finished to a High Standard
- Spacious and Flexible Accommodation
- Close Proximity of Odiham
- Two Bathrooms
- Gated Development
- First Floor

Selbon Estate Agents are delighted to offer to the market this two-bedroom spacious first floor apartment which is situated within the sought-after development of Itchel Court. Benefits to this property include two bathrooms, allocated parking, open plan living accommodation and this property would make an ideal first time buy or investment purchase.

Accommodation comprises of a vast entrance hall which sets the scene for exploring this property. The light and airy 18ft open plan living/dining/kitchen area offers a fitted media wall, two Juliet balconies overlooking the communal gardens and access to the kitchen. The well-presented kitchen offers worktops, plenty of storage, a range of integrated appliances and space for additional appliances. Both bedrooms offer spacious accommodation and the main bedroom benefits from an en-suite shower room and built in storage. The accommodation is finished with additional storage and the main bathroom offers a sink, toilet, bath and separate shower.

Outside the property offers communal gardens, allocated parking, visitors parking, bike and bin storage. Itchel Court is a development of 14 luxury apartments with a secure electric gated entrance operated by each apartment via individual video entry systems which also provides access to the front door of each apartment/block.

Additional Information which has been provided by the owners -

Lease - 117 years left on the lease.  
Ground Rent - £100 P/A  
Service Charge - £1,509 Approx P/A

Added benefits to this property also including gas central heating and double glazing.

Crondall is a quintessential English village with excellent facilities including a highly regarded junior school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, village hall, doctors' surgery and tennis court. Within easy reach of the village amenities, yet close to open farmland with country walks on the doorstep.





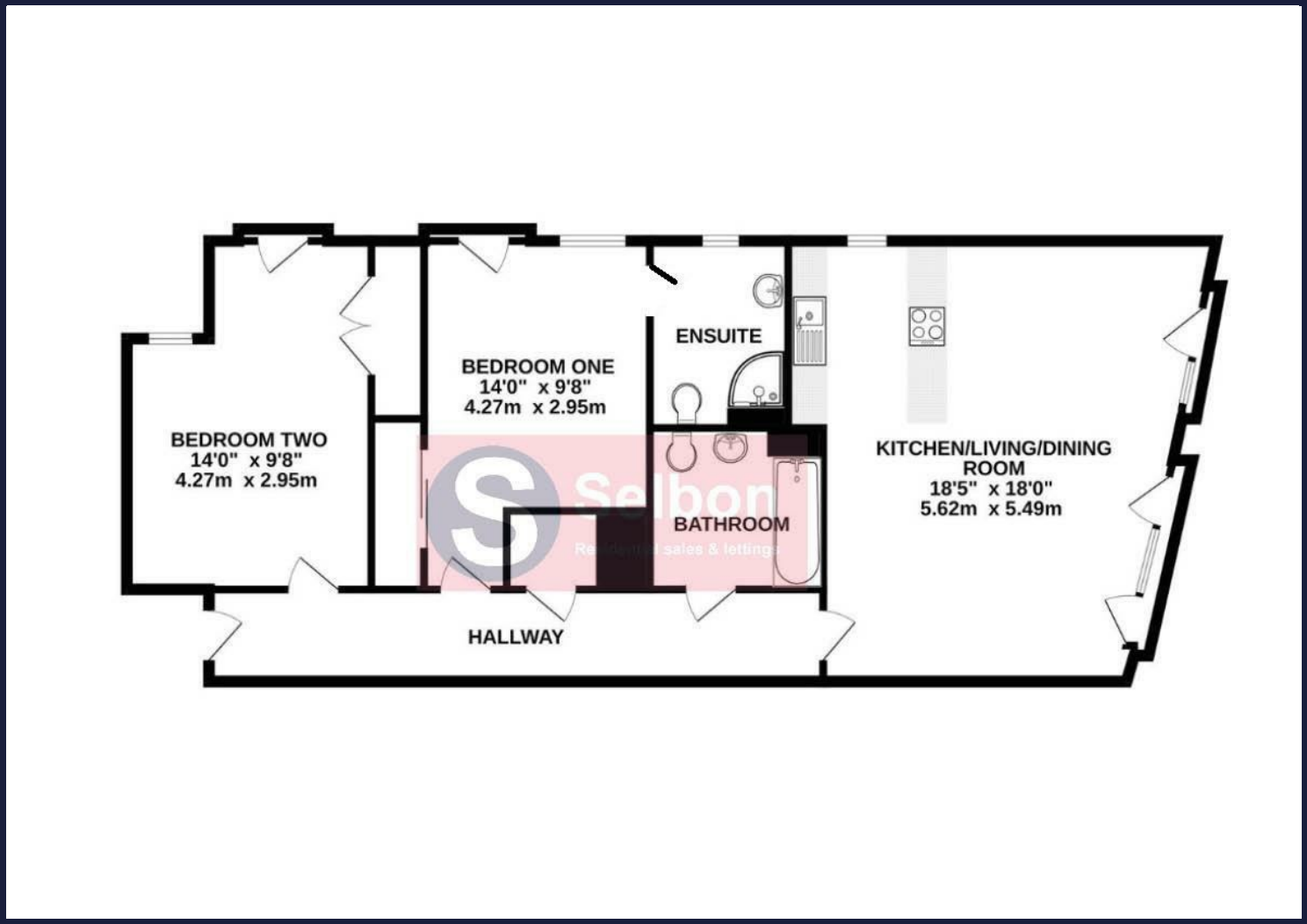








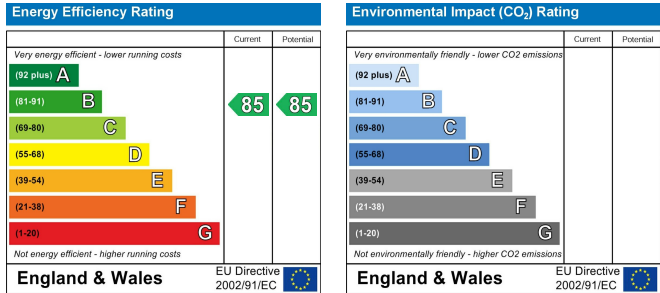
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: C