

Flat 4, The Lodge Beavers Close, Farnham

Surrey, GU9 7BE

Guide Price £249,950

ANDREW LODGE

estate agents







Flat 4

The Lodge Beavers Close, Farnham

An attractive 2 double bedroom first floor apartment with 2 parking spaces and within walking distance of the Georgian town centre

- 2 double bedrooms
- Sitting/dining room
- Kitchen
- Bathroom
- 2 allocated parking spaces
- Walking distance of the town centre

Front door to Communal Hallway: Staircase to first floor. Front door to: **Entrance Hall:** Intercom for front door, built-in cupboard, access to loft, airing cupboard housing hot water tank.

Sitting Room: Rear aspect, fireplace housing gas fired back boiler, casement double doors and Juliet balcony.

Kitchen: Front aspect, comprising one and a half bowl sink unit, roll edge work surfaces, eye and base level units, breakfast bar, electric cooker and gas hob, extractor hood, plumbing for washing machine, integrated fridge/freezer.

Bedroom: Rear aspect, fitted wardrobes, bed recess with bedside cabinets and cupboards above, further built-in wardrobes and chest of drawers. **Bedroom:** Front aspect, built-in wardrobes and matching chest of drawers.

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Bathroom: Frosted window, panel enclosed bath, over bath shower, w.c., pedestal wash hand basin.

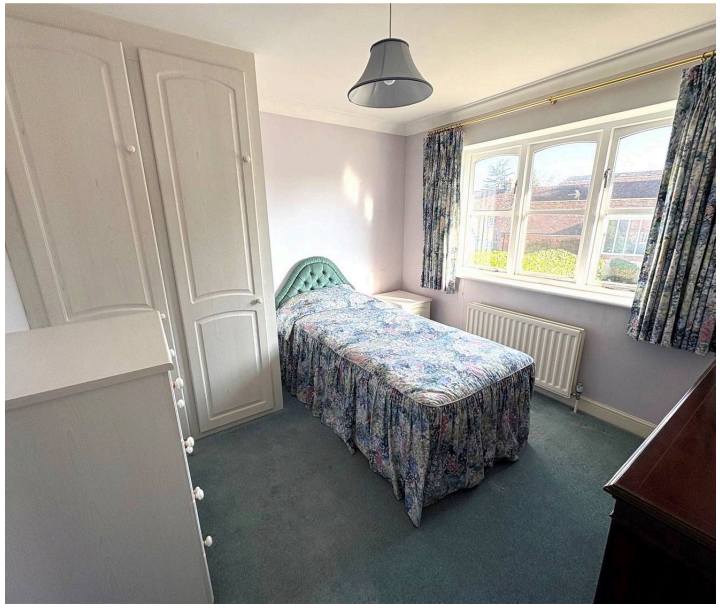
Outside: 2 allocated parking spaces.

General: Services - All Mains Services. Gas central heating. Double glazing. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band D with an annual charge for the year ending 31.03.26 of £2,481.23. Tenure - Leasehold. 99 year lease commenced on 18th September 2015. Annual charges approx. £1,643 p.a EPC Rating - C Mobile phone signal available. Ultrafast broadband (via Ofcom).

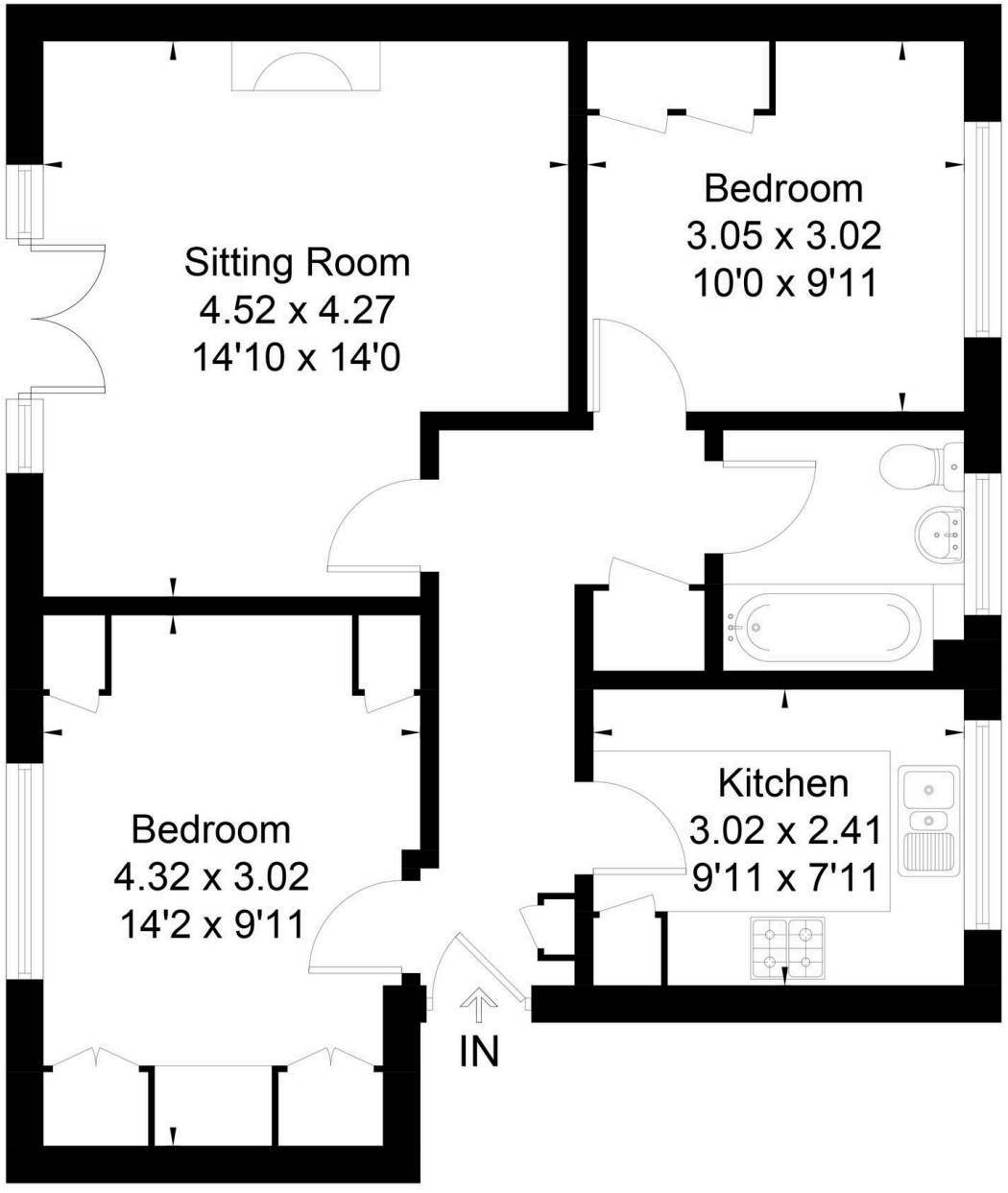
Situation: The property occupies a convenient position, within a short walk of the town centre, mainline station and open countryside. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Bill's, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, DC Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside. The 6 screen REEL cinema has been a welcome addition to the town in the new Brightwell's Yard Development. **Schools:** There are excellent schools close by including Potter's Gate Primary School, St Andrew's Infant School, South Farnham School and Weydon Secondary School.







Approximate Floor Area = 60.8 sq m / 654 sq ft



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104555