

Flat 2, Farnham Cloisters, 41 Shortheath Road

Farnham GU9 8SX

Offers Over £400,000

ANDREW LODGE

estate agents







Flat 2

Farnham Cloisters, Farnham

A charming 2 bedroom ground floor apartment with private garden, situated within close proximity of Farnham town centre.

- Ground floor two-bedroom apartment
- Private rear garden
- Spacious living room with garden access
- Modern integrated kitchen
- Two well-proportioned bedrooms (one en-suite)
- Family bathroom
- Allocated parking
- Convenient location close to town centre and station

Property Summary

Situated in a desirable and convenient location, this delightful ground floor two-bedroom apartment offers a wonderful combination of comfort, space, and practicality— perfect for first-time buyers, downsizers, or investors alike. Located just a short distance from Farnham town centre and the mainline train station, the apartment enjoys excellent access to local amenities, shops, restaurants, and transport links —making it ideal for commuters and those seeking a vibrant yet relaxed lifestyle.

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The property boasts well-proportioned and thoughtfully arranged accommodation throughout. At its heart is a bright and inviting living room, featuring doors that open directly onto a private rear garden—ideal for relaxing, entertaining, or enjoying a touch of outdoor living. The modern integrated kitchen is well-equipped, providing ample storage and workspace, while maintaining a clean and contemporary finish. The principal bedroom has fitted wardrobes and an en-suite shower room. There are two generously sized bedrooms, both offering comfortable living space and flexibility for a guest room, home office, or additional storage if required. A well-appointed family bathroom completes the internal accommodation.

Externally, the private garden is a standout feature, offering a peaceful retreat rarely found with apartments. The property also benefits from allocated parking, adding further convenience.

General: Services - Mains water and electricity. Mains drainage, gas heating to radiators. Local Authority - Waverley B. C., The Burys, Godalming, Surrey GU7 1HR . Council Tax - Band D with an annual charge for the year ending 31.03.27 of £3,181.33. EPC rating - C Miscellaneous - Double glazed throughout. Lease - 99 years from 2019. Service Charge - Approximately £2,500 per annum. Mobile signal available. Superfast broadband (via Ofcom).













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Situation: The property is situated in a highly popular and convenient location to the south of Farnham within a short walk of the Ridgway shops offering a Tesco Express, bakery, butchers and Langham's recreation ground.

Schools: There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, St Peter's Primary School, Edgeborough, Frensham Heights and Barfield.

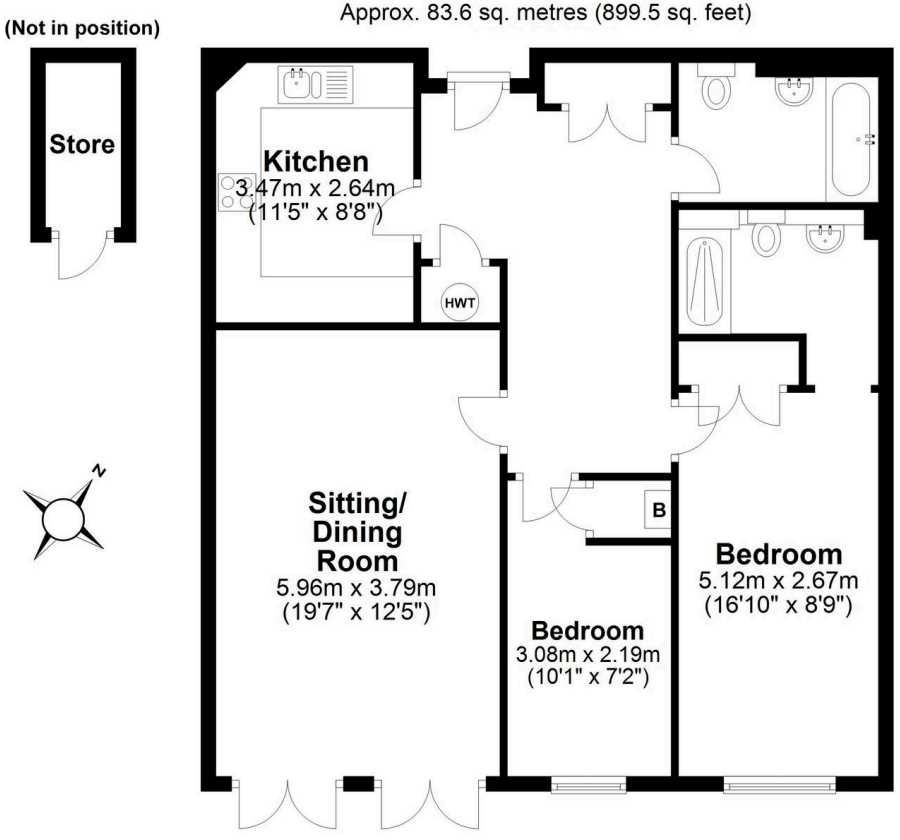
Farnham: The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and restaurants including Gail's, Cote Brasserie, Pizza Express and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. The new 6 screen REEL cinema has been a welcome addition to the town in the Brightwells Yard Development.

Location: Farnham town centre 1 mile (Waterloo from 53 minutes) Guildford (A3) 9 miles, London 40 miles (All distances and times are approximate)

Farnham Cloisters,
41 Shortheath Road,
Farnham, GU9 8SX

Ground Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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Directions: Leave Farnham via the A287 Firgrove Hill and continue to the top. At the traffic lights turn right into Ridgway Road which becomes Shortheath Road. The Cloisters can be found on the left hand side after the first mini roundabout.