



Cavendish Place, School Hill, Wrecclesham,  
Farnham, Surrey

Price Guide £280,000



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Surrey

A superb modern and contemporary bright and spacious first floor apartment set in this attractive older style building presented to the market with no onward chain.

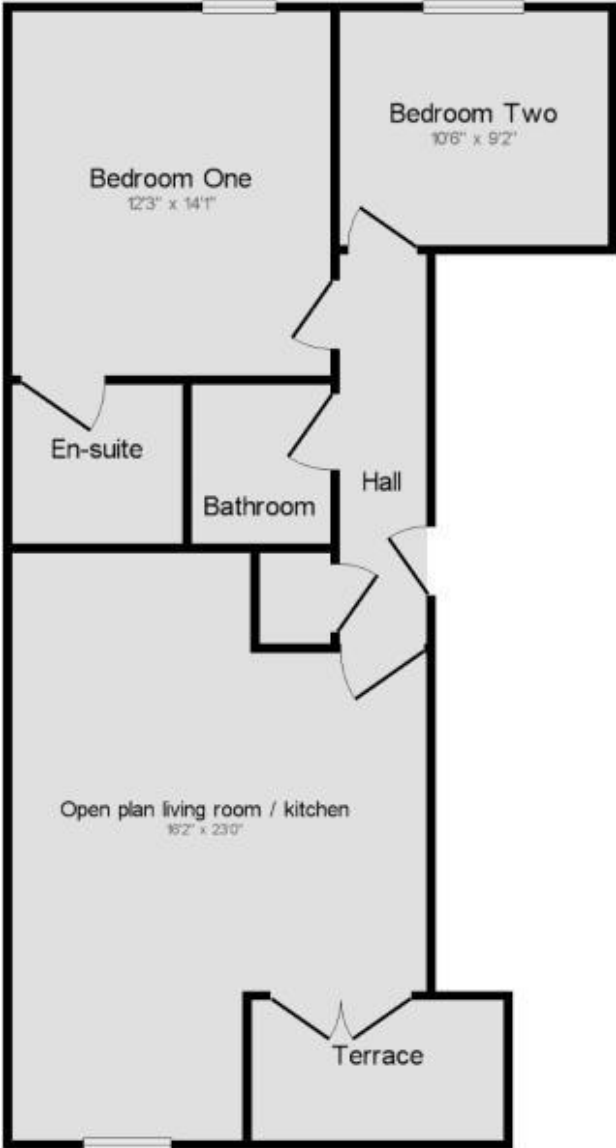
This spacious apartment has a generous size living room incorporating kitchen with a wide range of cupboard and drawer units and a central island and there are patio doors that open onto a private balcony. The property has two double bedrooms the master of which has an en suite shower room, plus there is a modern three piece family bathroom.

Outside the property has two parking spaces.

- Two bedrooms
- Open living/kitchen
- Balcony
- Bathroom
- Ensuite
- Gas central heating
- 2 Parking spaces
- Close to amenities
- No onward chain

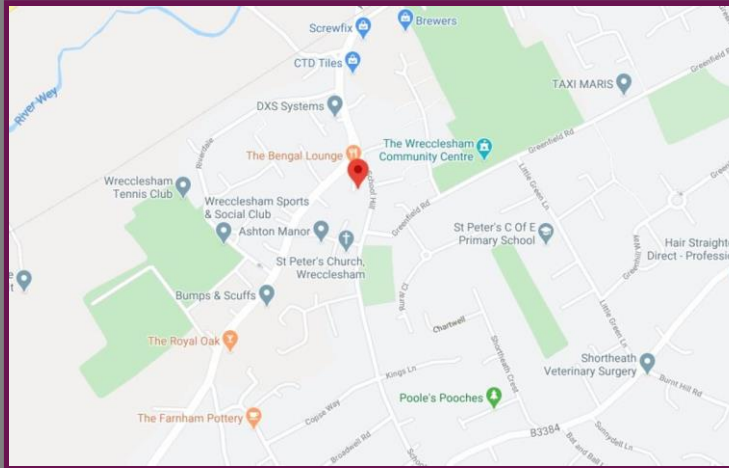


# Floor Plan



# Location

School Hill is centrally located in the heart of Wrecclesham and provides easy access to many local shops and pubs. Farnham town centre and main line train station are also within a short drive or within reasonable walking distance.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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