Trafalgar Court, Farnham, Surrey

Price Guide £425,000

Trafalgar Court, Farnham, Surrey

A truly exceptional, refurbished and spacious first floor apartment in this sought after development, within a short distance of local shops, mainline station and town centre.

The front door leads to the entrance porch, with stairs to the hallway which leads to all rooms. The stunning refitted kitchen has a comprehensive range of cupboard and drawer units with fully integrated appliances. The stunning refitted three piece bathroom has a sound proofed Jacuzzi bath, the bathroom is fully tiled with Italian marble and there is under floor heating. There are two double bedrooms, both with fitted wardrobes. The light and airy bay fronted living/dining room has inset spot lighting and lovely views out onto the development.

Outside there are well maintained communal gardens, garage and residents parking.

Share of Freehold
Council Tax Band E
Approximately 937 years remaining on lease. Service charges approximately £1200 per annum.

- Two double bedrooms

- Refitted double glazing

- Share of freehold

- Gas central heating with newly fitted boiler

- Bay fronted living/dining room

- Garage in block

- Refitted kitchen with underfloor heating

- Highly sought after development

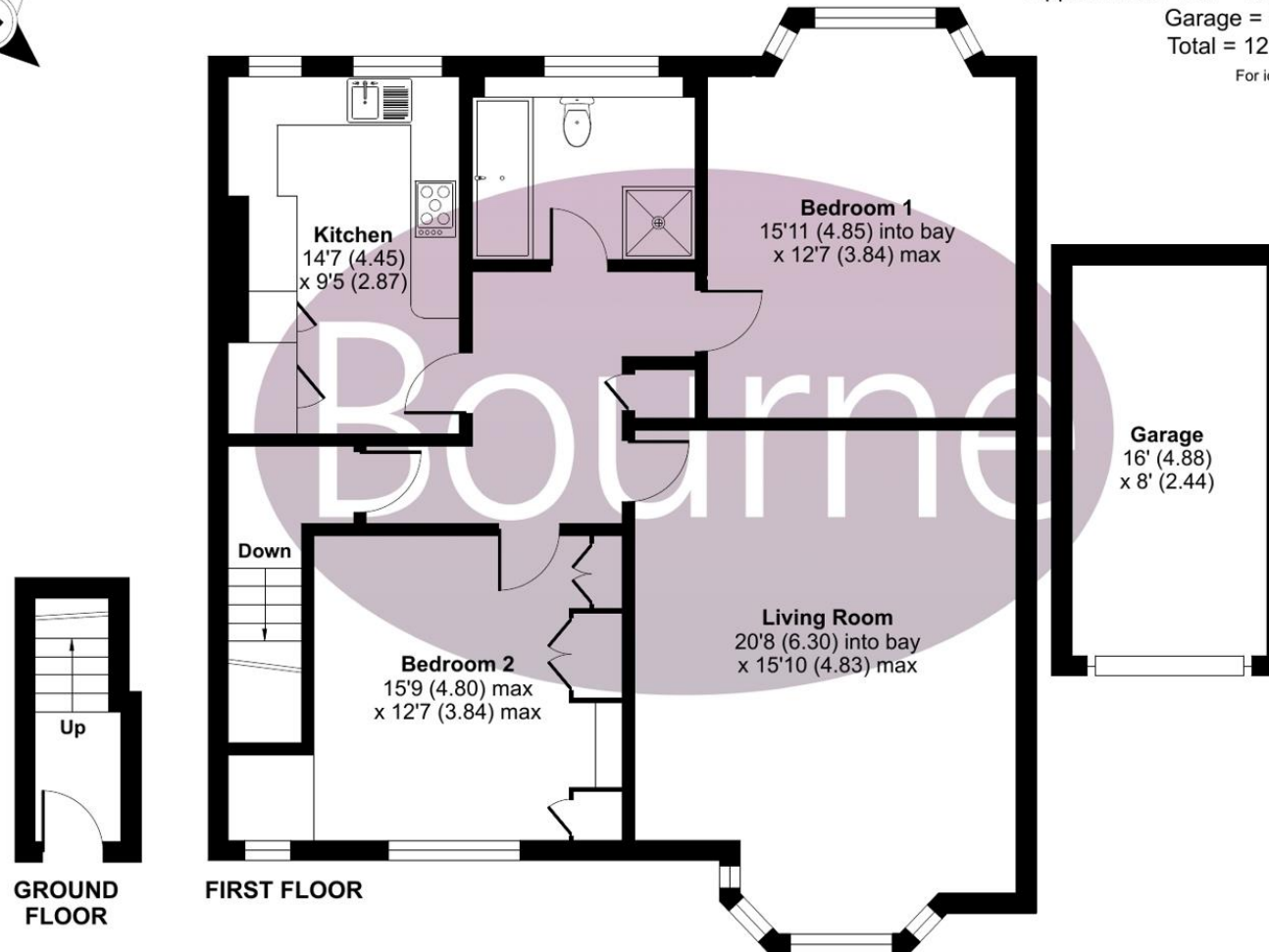- Refitted bathroom with sound proof jacuzzi

Floorplan

Trafalgar Court, Farnham, GU9

Approximate Area = 1092 sq ft / 101.4 sq m
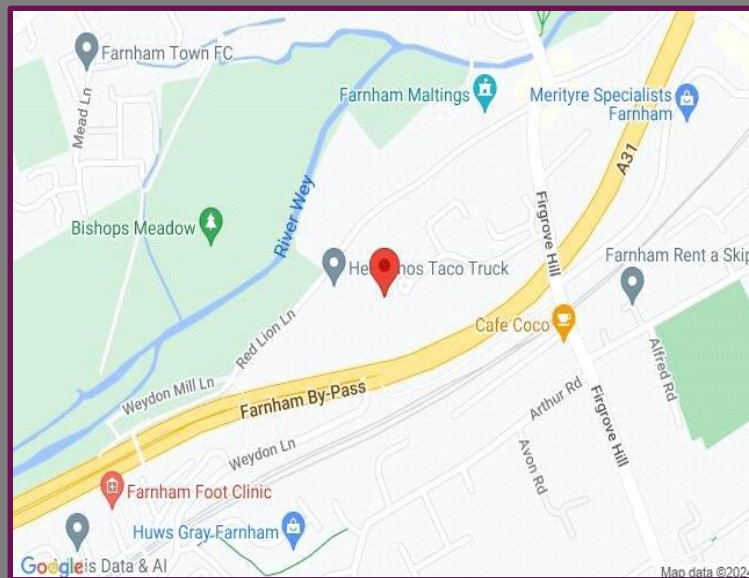Garage = 128 sq ft / 11.9 sq m
Total = 1220 sq ft / 113.3 sq m

For identification only - Not to scale

N

Kitchen
14'7 (4.45)
x 9'5 (2.87)

Bedroom 1
15'11 (4.85) into bay
x 12'7 (3.84) max

Garage
16' (4.88)
x 8' (2.44)

Down

Bedroom 2
15'9 (4.80) max
x 12'7 (3.84) max

Living Room
20'8 (6.30) into bay
x 15'10 (4.83) max

Up

GROUND FLOOR

FIRST FLOOR

Location

Located within a short distance of Farnham town centre and local shops, mainline station and The Maltings Arts Centre.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	75	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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.