

Bourne



Waverley Heights, Waverley Lane, Farnham, Surrey

Price Guide £550,000

Waverley Heights, Waverley Lane, Farnham, Surrey

A prestigious penthouse apartment in marvellous settings. This spectacular property is located in a prime South Farnham location. Offered to the market with no onward chain.

Leasehold with approximately 107 years remaining.

Service charges approximately £2,816 per annum.

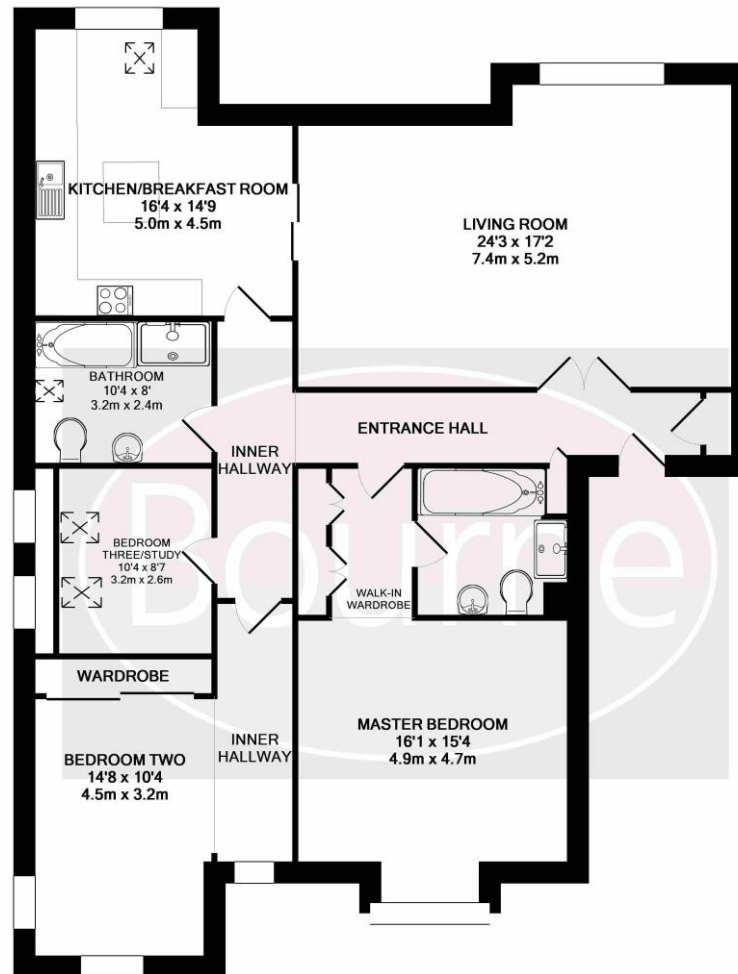
Ground rent approximately £350 per annum.

Council tax band F.

- Prestigious penthouse apartment
- Three double bedrooms
- Ensuite and dressing room to principal bedroom
- Contemporary bathroom
- Contemporary 16' kitchen/breakfast room
- 22' living room
- Stunning communal gardens
- Prime South Farnham location
- High specification
- Gated development and allocated parking



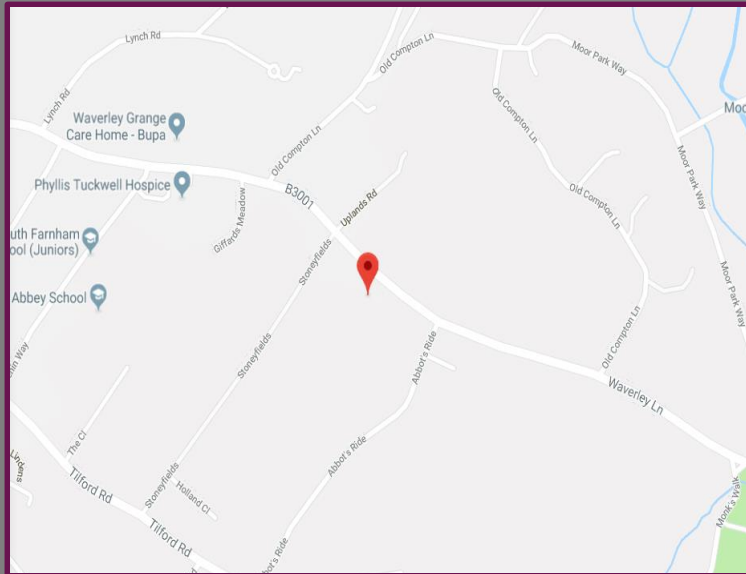
Floorplan



FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1556 SQ.FT. (144.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Location

Waverley Heights is situated along Waverley lane, a popular location to the south side of Farnham, just over half a mile from Farnham station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(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.



A refreshing choice...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com