



## Valence House, 1 Threadneedle Road, Farnham, Surrey

A lovely third floor apartment with a private balcony overlooking the Brightwells Yard Square. There are two spacious double bedrooms, one of which includes an en suite and fitted wardrobes. Additional wardrobe fitted to bedroom two.

There's a charming open plan kitchen, living and dining room with French doors, allowing in plenty of light.

There will be flooring throughout, washing machine and dishwasher in the kitchen with upgraded worktop.

Leasehold approximately 150 years remaining

Service charge: approximately £2,550 per annum

Council tax band TBC

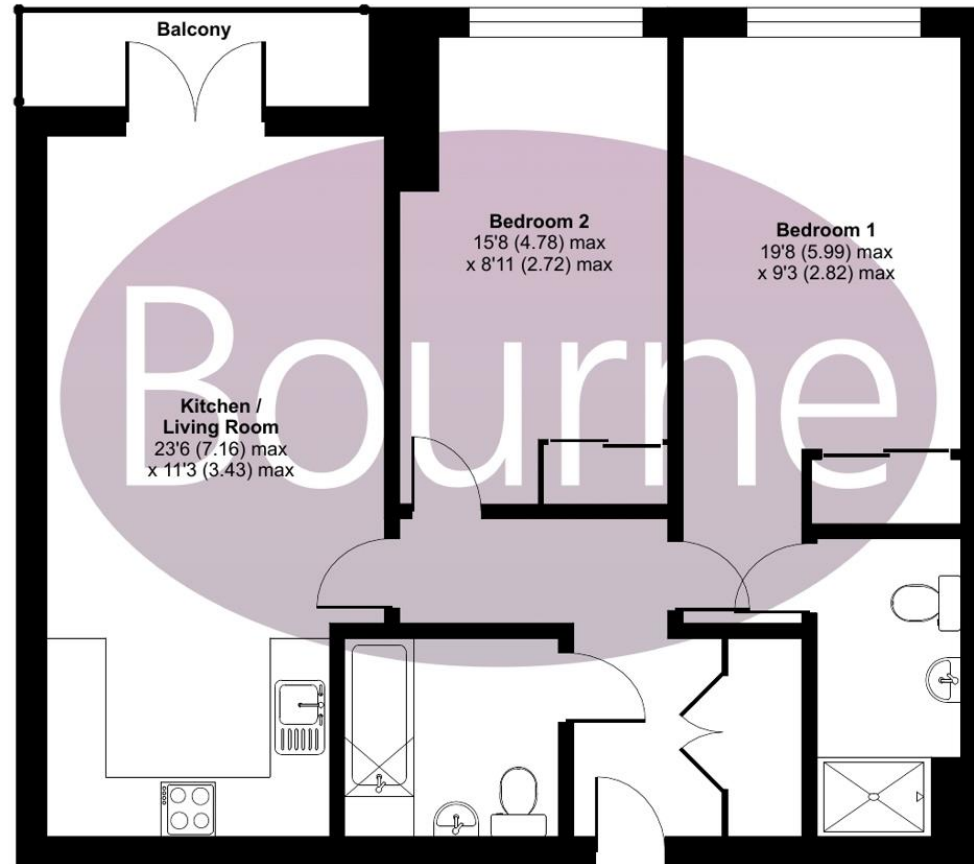
- Fantastic town centre location
- Ideal investment opportunity
- Two double bedrooms
- Two contemporary bathrooms
- Open plan living
- Balcony
- No onward chain
- One allocated parking space



## Threadneedle Road, GU9

Approximate Area = 779 sq ft / 72.4 sq m

For identification only - Not to scale



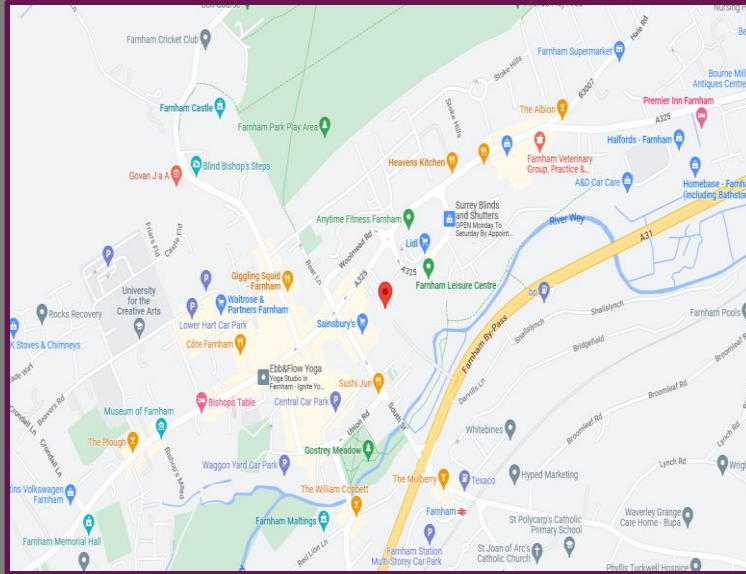
THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2023. Produced for Bourne Estate Agents. REF: 1041999

# Location

This fantastic apartment is located in the heart of Farnham with all amenities on the doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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...

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