



ESTATE AGENTS



Providence Place, Abbey Street, Farnham, Surrey

Price Guide £165,000

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A well appointed ground floor retirement apartment forming part of a charming development for the over 60's, with a resident warden and located within walking distance of the town.

The apartments front door leads to the refitted shower room with fitted storage and a heated towel rail, spacious storage cupboard and onto the living room and bedroom. The light and airy living room has space for a free standing electric fire. The bedroom has a comprehensive range of fitted bedroom furniture as well as built in wardrobes. The kitchen is off the living room and has a range of cupboard and drawer units with space for appliances.

Within Providence Place there is a communal lounge and a launderette. There are well maintained and landscaped communal gardens with a variety of stocked flower beds and small trees. There is resident's access onto Gostrey meadow and residents and visitors parking.

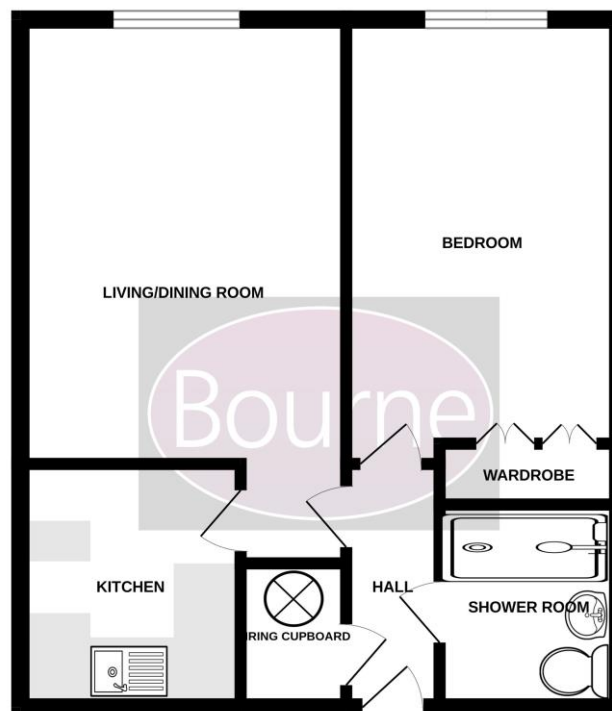
Leasehold, 88 years remaining on the lease.
Council tax band C

- One double bedroom with fitted wardrobes
- Entrance hall with storage cupboard
- Living/dining room
- Refitted shower room
- Kitchen
- Double glazing
- Communal facilities
- No onward chain



Floorplan

GROUND FLOOR

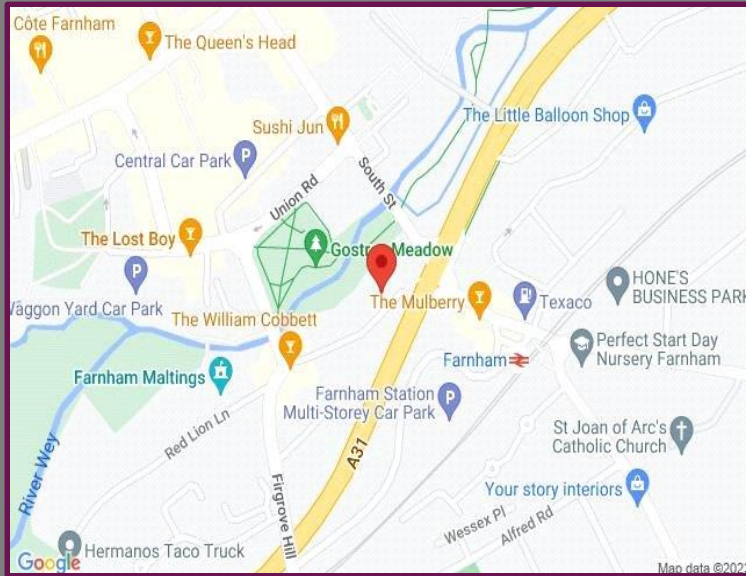


FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Location

There is a private communal garden as well as direct residents access into Gostrey Meadow. Located in Farnham Town Centre which hosts a wealth of shops historic buildings and cultural activities to enjoy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(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...

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