



ESTATE AGENTS



The Ferns, Bricksbury Hill, Farnham, Surrey

Offers In Excess Of £155,000

# The Ferns, Bricksbury Hill, Farnham, Surrey

A two bedroom first floor retirement apartment with a balcony and far reaching views from every aspect. The property is well presented, having been completely refurbished throughout with no onward chain.

There is a spacious living room with a sliding door to the balcony. There are two bedrooms, a well presented re fitted modern kitchen, a modern refitted shower room and storage cupboard in the hallway.

The Ferns is an independent living development where there are communal areas, a Hoppa bus service and an appointed site warden. Externally, The Ferns has an area dedicated to resident's parking and some additional visitor's spaces. There is a well kept communal garden space with shared washing line, accessed from the main entrance.

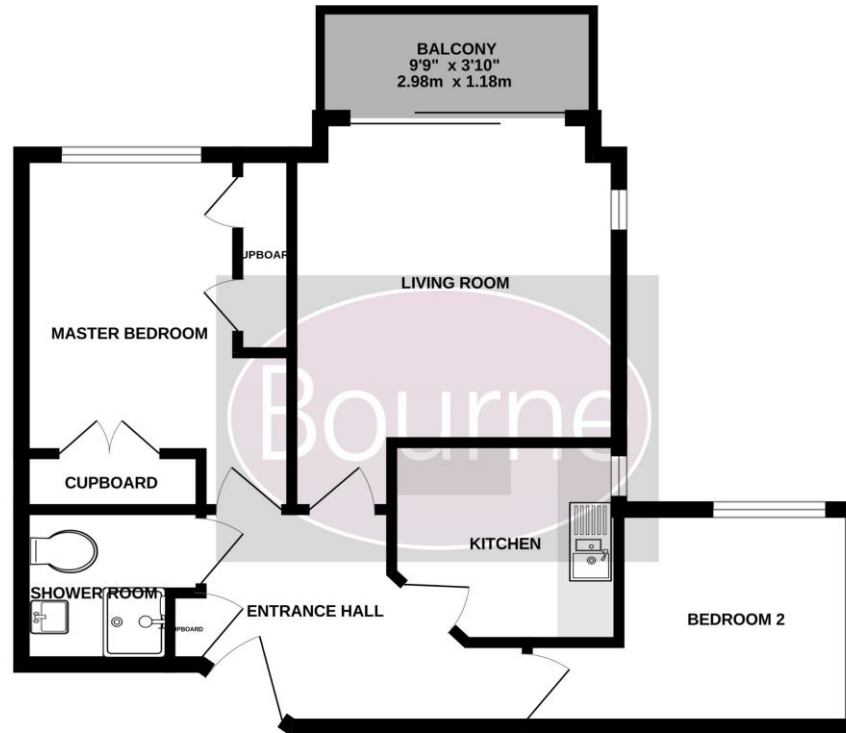
Lease remaining: approximately 63 years as of 2023  
Services Charges: approximately £152.76 per month  
Ground Rent: approximately £100 per annum  
Council Tax Band: D

- Two bedrooms
- Living room
- Refitted Modern kitchen
- Refitted shower room
- Balcony
- Communal areas
- Residents and visitors parking
- Far reaching views
- Close to Caesars Camp and Rowhills Nature reserve



# Floorplan

## GROUND FLOOR

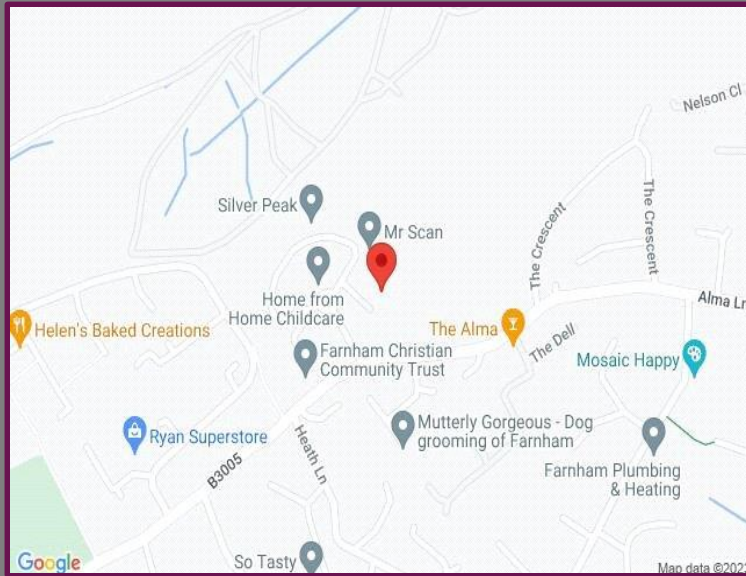


FOR ILLUSTRATIVE PURPOSES ONLY

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

The Ferns is located in the Heath End area of Farnham, close to local shops amenities and schools. Access to the A331 is within a short drive.



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>	75	79
(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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