



ESTATE AGENTS



Bourne Heights, Frensham Road, Farnham, Surrey

Price Guide £365,000

## Bourne Heights, Frensham Road, Farnham, Surrey

A two bedroom Penthouse apartment with delightful communal gardens, situated in a desirable location on the south side of Farnham moments from local amenities.

Leasehold approximately 158 years remaining

Service charges approximately £2,000 per annum

Ground rent approximately £150 per annum

Council tax band E

- Farnham mainline station 1 mile away
- Garage in a block
- Ensuite to principal bedroom
- Penthouse
- Delightful communal gardens
- Fantastic location close to local shops and amenities
- 17' Living room
- Two double bedrooms
- No onward chain
- Long lease

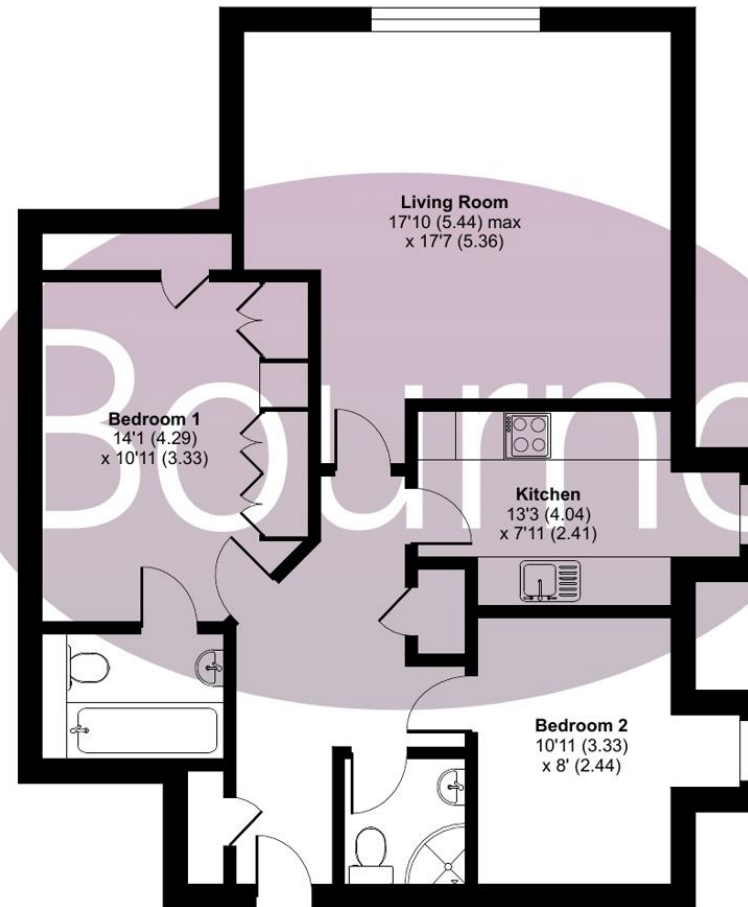


# Floorplan

## Frensham Road, Farnham, GU9

Approximate Area = 831 sq ft / 77.2 sq m

For identification only - Not to scale



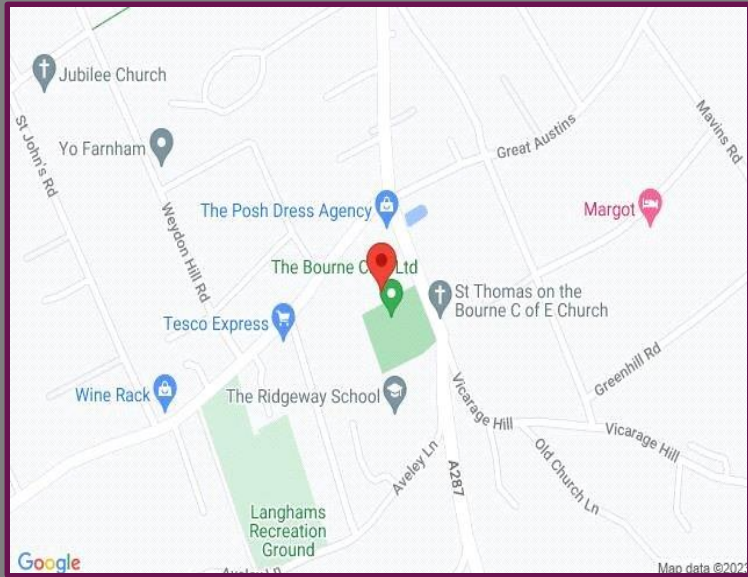
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1040405

# Location

Bourne Heights is a requested position on the south side of Farnham, just off Frensham Road moments from local amenities & just over half a mile from Farnham station. Directions: Proceed out of Farnham on the A287 up Firgrove Hill, at the traffic lights proceed straight across where Bourne Heights can be found on the right hand side.



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>	78	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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