



ESTATE AGENTS



Overton Court, Tongham, Farnham, Surrey

Price Guide £260,000

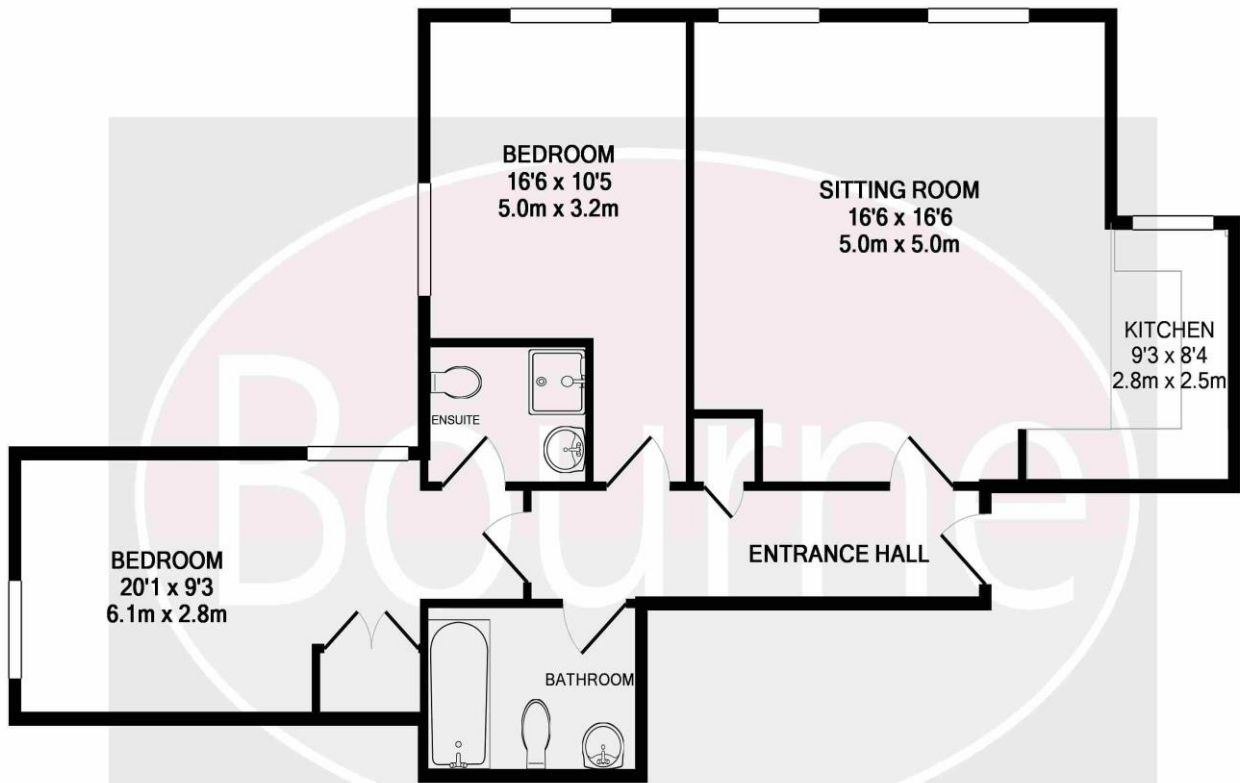
Within the centre of Tongham village is this two double bedroom first floor apartment which has been finished to a high standard with allocated parking and video entry.

Two double bedrooms | En-suite to master bedroom | Open plan lounge kitchen | Bathroom with shower | Popular location | Very well presented | No onward chain | 107 year lease | Approx. £1400 per annum service charge | Council tax band C

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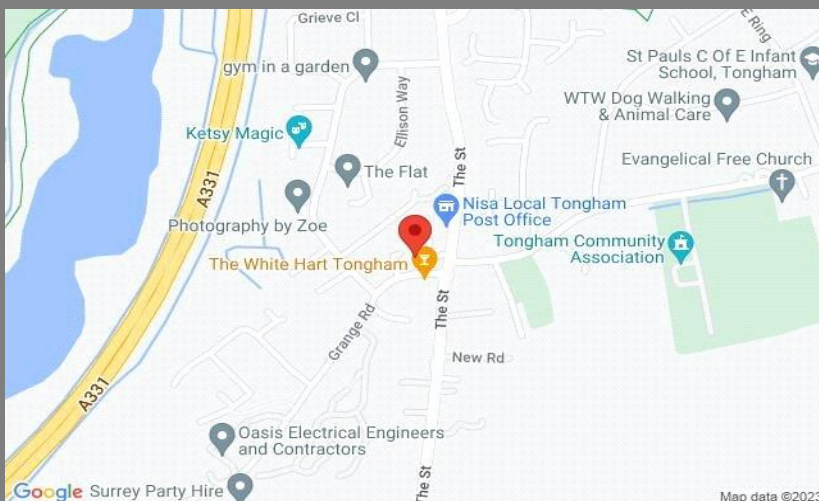


FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

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  
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## Location:

Tongham has several shops, pubs and areas of interest including the Hogs Back Brewery as well as giving excellent access to Farnham, Guildford and major road links.



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>	81	83
(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.