



ESTATE AGENTS



The Ferns, Bricksbury Hill, Farnham, Surrey

Price Guide £125,000

The Ferns, Bricksbury Hill, Farnham, Surrey

An exceptional first floor retirement apartment situated on the fringe of Farnham. Exclusively for the over 55's, there is also a part time manager and community meeting room.

This first floor apartment is beautifully presented having been much improved with the installation of a modern kitchen and refitted shower room, double glazed windows and a balcony enjoying a very pleasant outlook.

Leasehold

62 year remaining on the lease term

Service charges approximately £140 per month

Ground rent approximately £100 per annum

Council tax band B

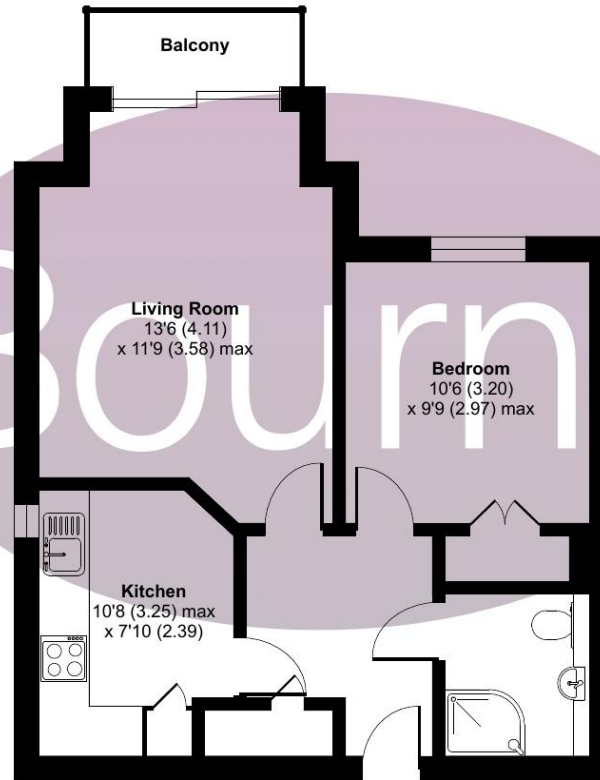
- One double bedroom
- Living room with balcony
- Refitted kitchen
- Shower room
- Communal grounds
- Double glazing
- Residents parking
- Communal lounge



Bricksbury Hill, Farnham, GU9

Approximate Area = 500 sq ft / 46.5 sq m

For identification only - Not to scale



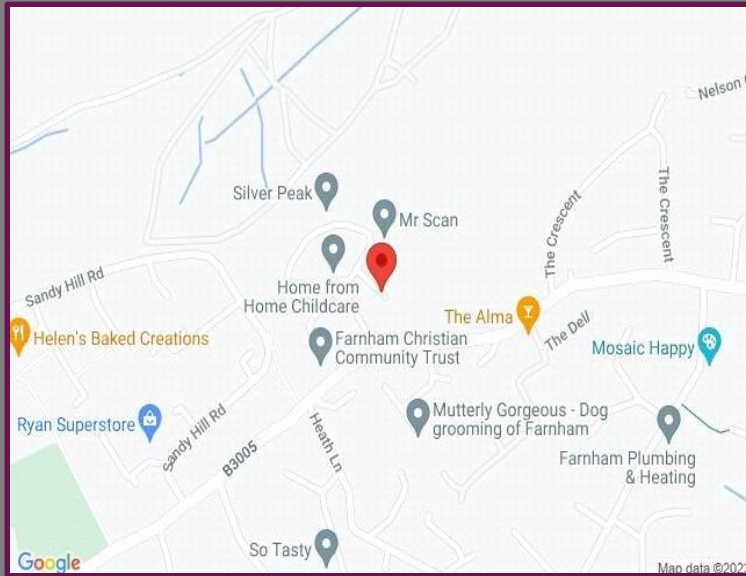
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1047651

Location

The Ferns is situated in Upper Hale, close to bus routes serving Farnham and Aldershot. There is direct access from the development onto Caesars Camp for dog walking etc. This traffic free development provides a lovely, peaceful setting and is a safe and secure retirement option.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	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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