



ESTATE AGENTS



Westbroke Way, Tongham, Farnham, Surrey, GU10 1GA

Asking Price £230,000

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We are delighted to present this modern and stylish ground floor maisonette, offering a spacious and comfortable living environment. Perfectly suited for young professionals or couples, this property boasts a contemporary design and high-quality finishes throughout.

The accommodation comprises a generous bedroom, providing ample space for relaxation and rest. The open-plan living area is flooded with natural light, creating a bright and welcoming atmosphere. A well-appointed kitchen adds to the convenience of this home, featuring modern appliances and ample storage space.

Residents of this property will also benefit from access to communal gardens, perfect for outdoor activities or simply unwinding. Additionally, a carport is provided for secure parking, including an electric car charging point and bike store.

Leasehold: Pets Allowed

Annual Service Charge: £1447

Ground Rent: N/A

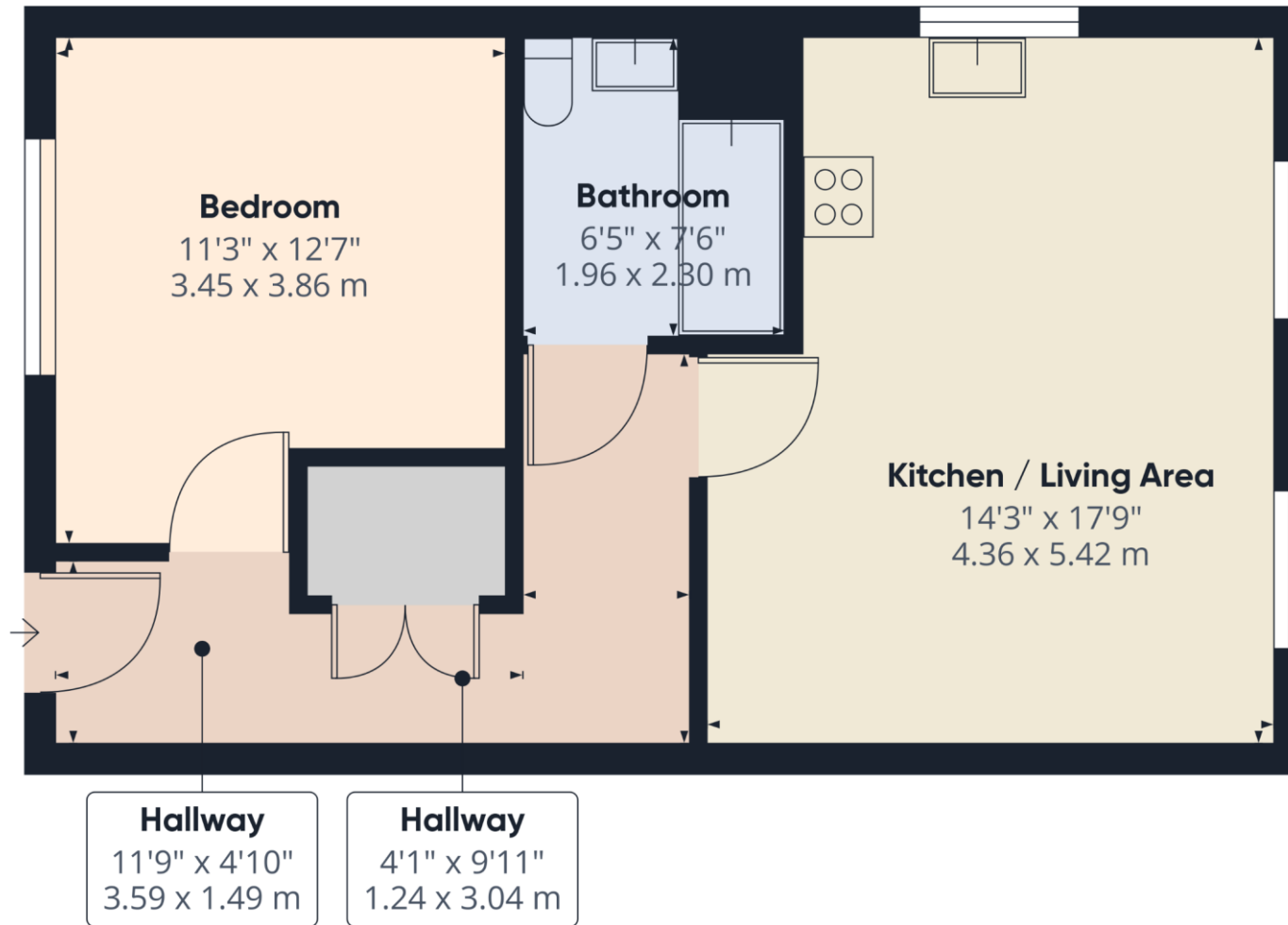
Reviewed Annually

Lease Length: 999 Years

- Ground Floor
- Maisonette
- EPC: B
- Millennium Lease
- Pets Allowed
- Built in 2023
- Carport Parking
- Council Tax: B



Floorplan



Approximate total area⁰¹
527.63 ft²
49.02 m²

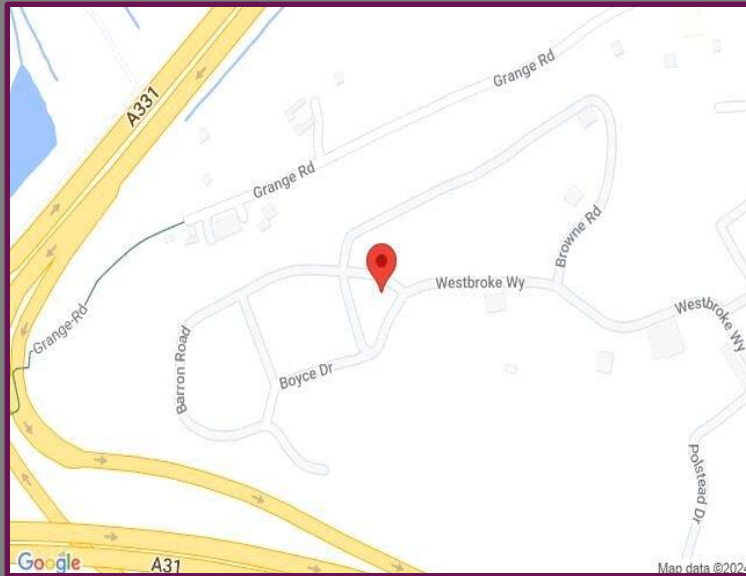
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Location

Situated in a sought-after location, this property offers easy access to local amenities, transport links, and recreational facilities. With its attractive features and convenient location, this ground floor maisonette presents an excellent opportunity for those seeking a comfortable and contemporary living space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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