



ESTATE AGENTS



ANSTEY ROAD

Anstey Road, Farnham, Surrey

Price Guide £290,000

Anstey Road, Farnham, Surrey

A fabulous two double bedroom, ground floor apartment, situated less than a mile from Farnham train station and a short walk to Farnham Park.

This spacious apartment could make for an ideal purchase for buy to let investors or first time buyers.

Uniquely this maisonette has its own private entrance, it has a good sized, light and airy open plan living/dining room and is open to the kitchen. There are two double bedrooms, with an en suite shower room to the main bedroom, as well as a three piece family bathroom.

Outside, there are two allocated parking bays for this property.

Leasehold with 109 years remaining

Service charge £1,510 per annum

Reserve charge £480 per annum

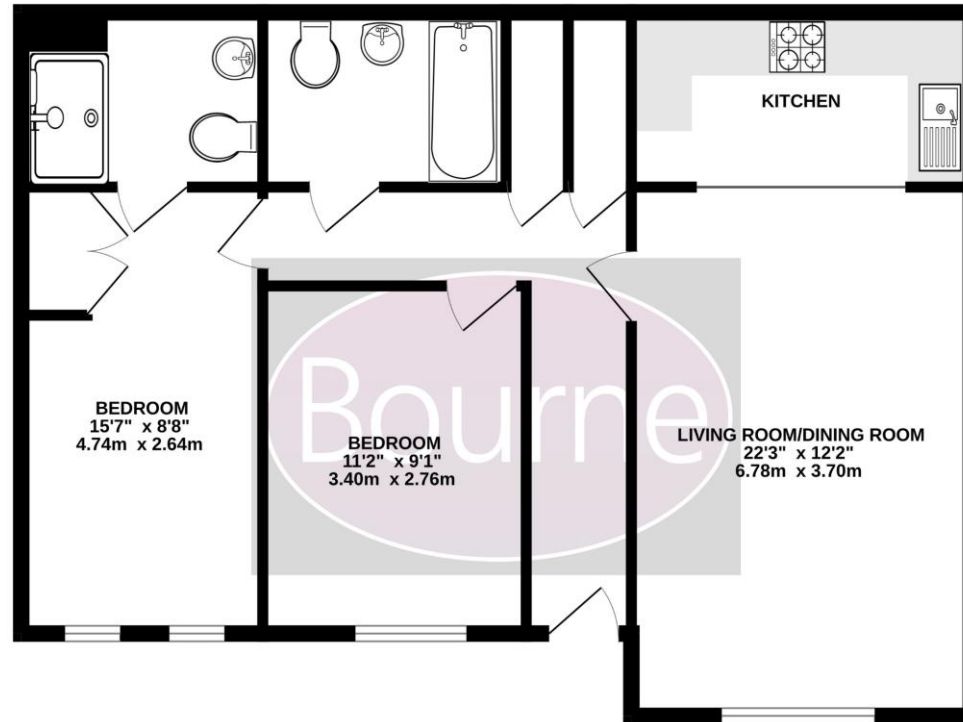
Council tax band C

- Two double bedrooms
- Entrance hall
- Living/dining room
- Kitchen
- Family bathroom
- Ensuite shower room
- Double glazing
- Gas central heating
- Convenient location
- Two allocated parking spaces



Floorplan

GROUND FLOOR

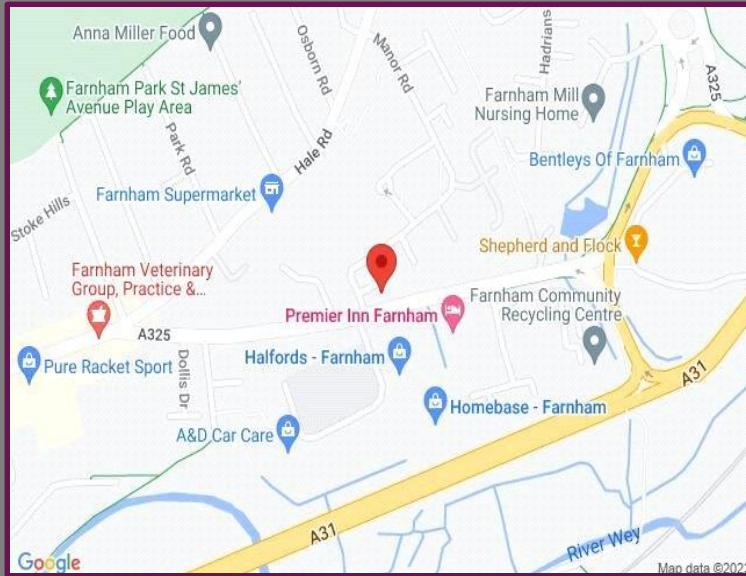
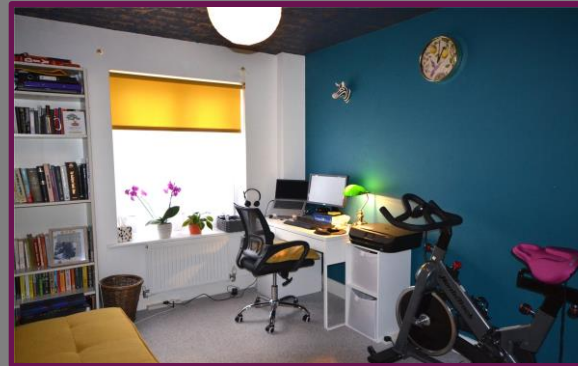


FOR ILLUSTRATIVE PURPOSES ONLY

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.
Made with Metropix ©2023

Location

The property is located in a small modern development close to Farnham hospital and within easy reach of the town centre and train station. Access to the A31 is also close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com