



ESTATE AGENTS



The Ferns, Bricksbury Hill, Farnham, Surrey

Price Guide £135,000

The Ferns, Bricksbury Hill, Farnham, Surrey

An exceptional ground 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. The property is presented with no onward chain.

This ground floor apartment is beautifully presented, having been much improved with a light and airy living room, with fitted storage, modern kitchen, a refitted shower room and replacement double glazed windows.

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.

Leasehold with a term of approx. 62 years remaining

Service charge approx. £150 per month

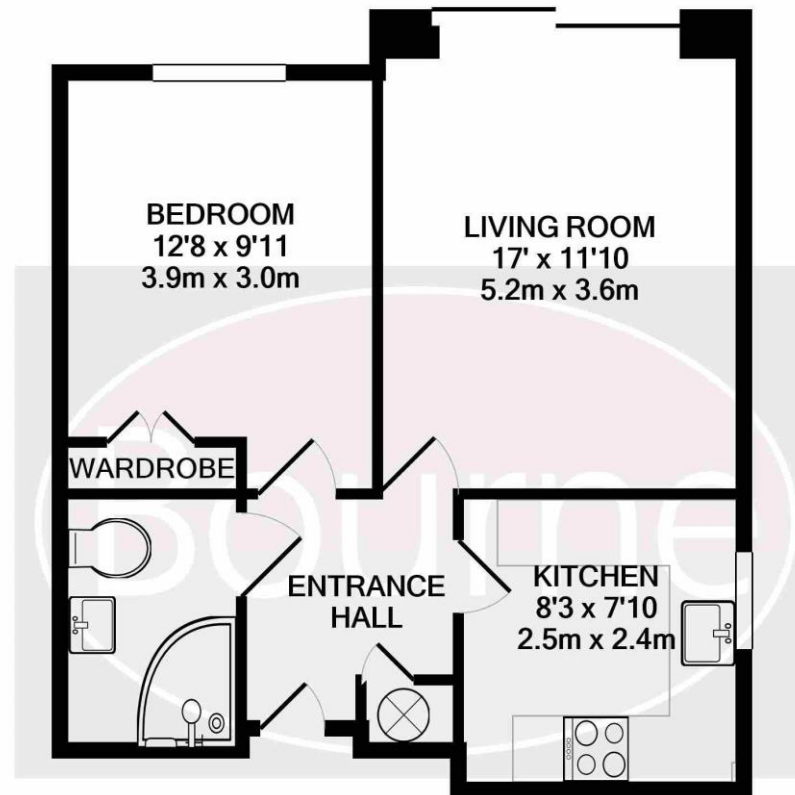
Ground rent approx. £100 per annum

Council tax band B

- One double bedroom
- Fitted kitchen
- Refitted shower room
- Double glazing
- Communal grounds
- Residents parking



Floorplan



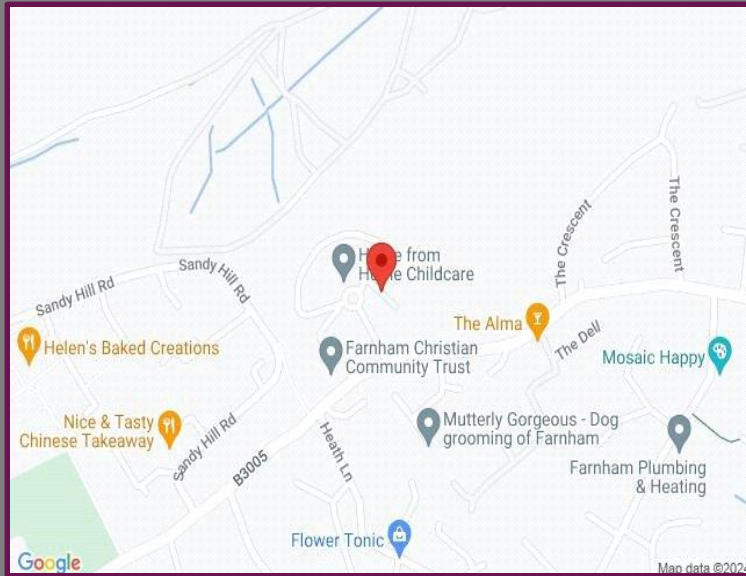
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

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

The Ferns is located in the Heath End area of Farnham, close to local shops amenities and schools. Access to the A331 is within a short drive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(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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