



Valence House, Threadneedle Road, Farnham, Surrey

Price Guide £375,000

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A stunning third floor apartment, with a good sized south facing private balcony, enjoying lovely views across Farnham and the new Brightwells Yard Square.

There are two spacious double bedrooms, one of which includes an en suite shower room and fitted wardrobes. There are additional wardrobes fitted to bedroom two with access to the balcony.

There is a fabulous light and airy open plan kitchen, living and dining room with French doors, allowing in plenty of light and access to the good sized balcony. The kitchen has a wide range of white high gloss cupboard and drawer units with Quartz work tops.

The property has an underground allocated parking space.

There is a communal lift to all floors and the underground parking.

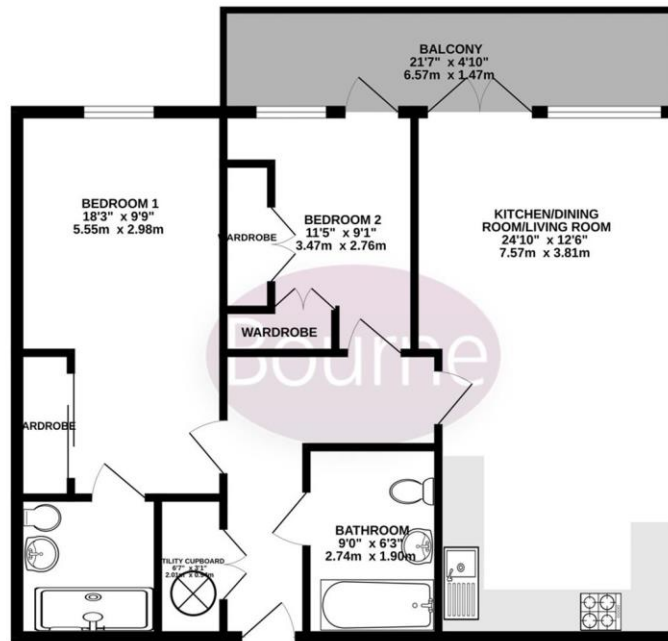
Leasehold approximately 150 years remaining.
Service charge: approximately £2,550 per annum.
Council tax band D.

- Two bedrooms
- South facing balcony
- Kitchen/dining/living room
- Bathroom
- Ensuite shower room
- Utility cupboard
- Double glazing
- Underground secure allocated parking
- Town centre location
- No onward chain



Floorplan

TOP FLOOR
779 sq.ft. (72.4 sq.m.) approx.



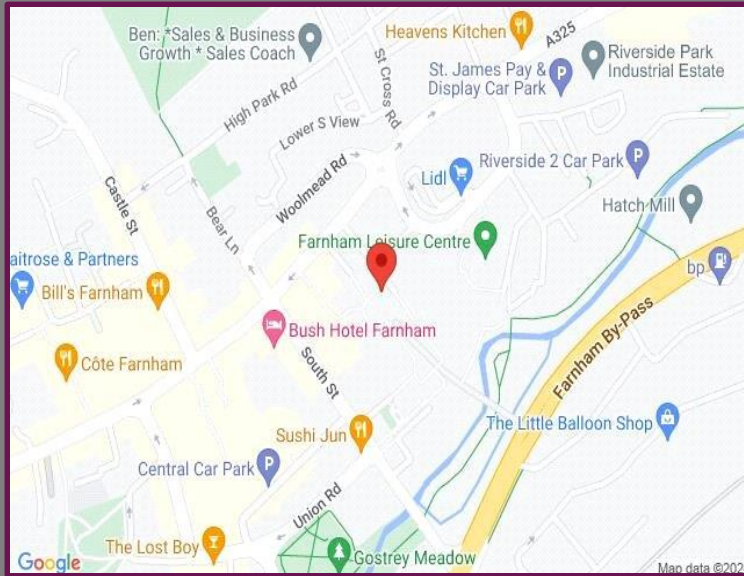
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 779sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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

This fantastic apartment is located in the heart of Farnham with all amenities on the doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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