



Flat 8, Waverley Heights, 58 Waverley Lane

Farnham GU9 8BN

Guide Price £425,000

ANDREW LODGE

estate agents



Flat 8

Waverley Heights, Farnham

Occupying a desirable first-floor position within this attractive modern development, this beautifully presented apartment offers stylish, low-maintenance living in a highly convenient location.

* No Onward Chain *

- Beautifully presented modern first floor apartment
- Two generous double bedrooms
- Two bath/shower rooms including en suite to principal bedroom
- Bright sitting room
- Private balcony, ideal for al fresco dining
- Contemporary kitchen with integrated appliances
- Lift serving all floors
- Allocated parking space plus visitor parking
- Attractive communal gardens
- Conveniently located for Farnham town centre and mainline station

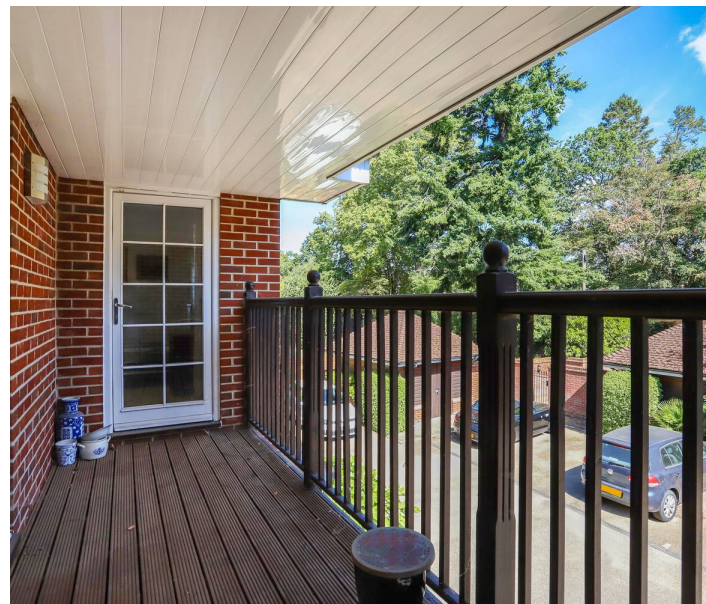


The well-planned accommodation includes a welcoming entrance hall, a bright and spacious sitting room, a private balcony, ideal for al fresco dining or simply relaxing, together with a contemporary kitchen fitted with a range of integrated appliances. There are two generous double bedrooms, including a principal bedroom with an en suite shower room, complemented by a separate modern bathroom.

Further benefits include gas central heating, double glazing, a lift serving all floors, an allocated parking space, visitor parking and the use of delightful communal gardens, providing an attractive setting to enjoy throughout the year.

Conveniently situated within easy reach of Farnham's historic Georgian town centre, residents can enjoy its excellent selection of independent shops, cafés, restaurants and leisure facilities, together with the mainline station offering direct services to London Waterloo. The property also enjoys easy access to the A31, connecting with the A3 and M3, making it an excellent choice for commuters, professionals, first-time buyers, downsizers or those seeking a lock-up-and-leave home.

Services - Mains water, gas and electricity. Mains drainage. / Local Authority - Waverley Borough Council, The Burys, Godalming, GU7 1HR 01483 523333 / Council Tax - Band E with an annual charge for the year ending 31.03.27 of £3,181.33.





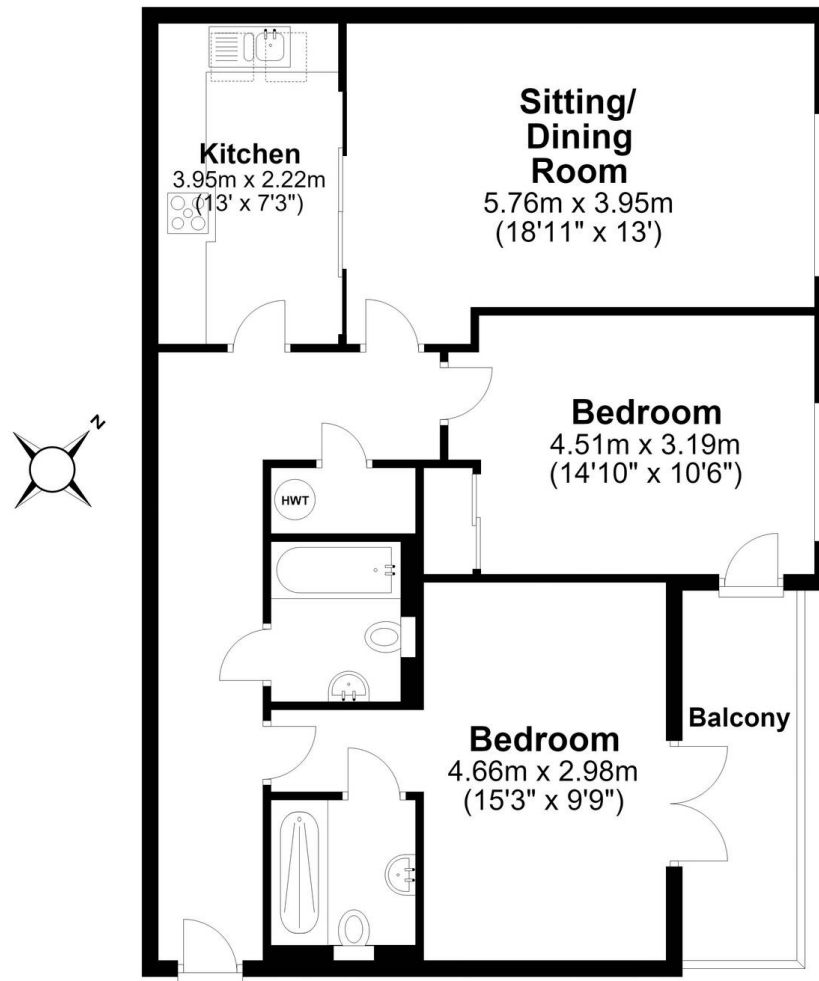
Leasehold - 125 year lease commenced 11.08.06. 105 years remaining. Service charge of £3360 pa to include servicing and buildings insurance, gardener and window cleaner. Ground rent £350 for the first 33 years, £750 for the next 33 years and £1500 thereafter (all per annum). Serviced lift, entry phone and camera, security system and electrically operated gates, air exchange air conditioning, as well as a temporary contribution to reserve funds. / EPC Rating - B / Mobile phone signal available, Superfast broadband (via Ofcom).

Situation: The property is situated to the south of Farnham in a prestigious and highly sought after location, within walking distance of the mainline station and town centre. Excellent schools are close by including St Polycarp's Catholic Primary School, South Farnham School, Weydon Academy Secondary School, Edgeborough and Frensham Heights.

The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Leisure Centre, local rugby, football and tennis clubs, and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking, cycling and dog walking. The 6 screen REEL cinema has been a welcome addition to the new Brightwells Yard Development.



Waverley Heights, 58 Waverley Lane, Farnham, GU9 8BN



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via South Street and at the traffic lights go straight across. Pass over the level crossing and turn left into Waverley Lane. Continue for approximately ½ a mile where Waverley Heights can be found on your right.