

11 Ferndown Court, 43 Frensham Road

Farnham, Surrey, GU10 3PZ

Guide Price **£270,000**

ANDREW LODGE

estate agents







11 Ferndown Court

Farnham

A spacious two bedroom first-floor apartment, forming part of this respected development in Lower Bourne ** No Onward Chain **

- 2 bedrooms
- Sitting/dining room
- Kitchen
- Bathroom
- Garage
- Allocated parking space
- Communal gardens

A spacious two bedroom first floor apartment with far reaching views and is conveniently located in Lower Bourne close to local amenities and country walks. The property benefits from a single garage, an allocated parking space and communal gardens.

The generous accommodation includes a large entrance hall, sitting/dining room with French doors to a Juliet balcony, far-reaching views and a kitchen/breakfast room. The master bedroom has fitted wardrobes and an en-suite bathroom. There is a second bedroom/study and a family bathroom complete the first floor accommodation. Further benefits include a video entry system, gas central heating and double glazing. The property benefits from communal gardens, private single garage and allocated parking space in front of the garage.

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General: Services - All Mains Services. Gas central heating. Double glazing. Local Authority - Waverley B.C., The Burys, Godalming GU7 1HR . Council Tax - Band E with an annual charge for the year ending 31.03.26 of £3,032.60 Tenure - Share of freehold. Service charges circa £1,500 per annum. 999 year lease commenced from 24th June 2014. Edgefield Management Company. EPC Rating - C Mobile phone signal available. Superfast broadband (via Ofcom).

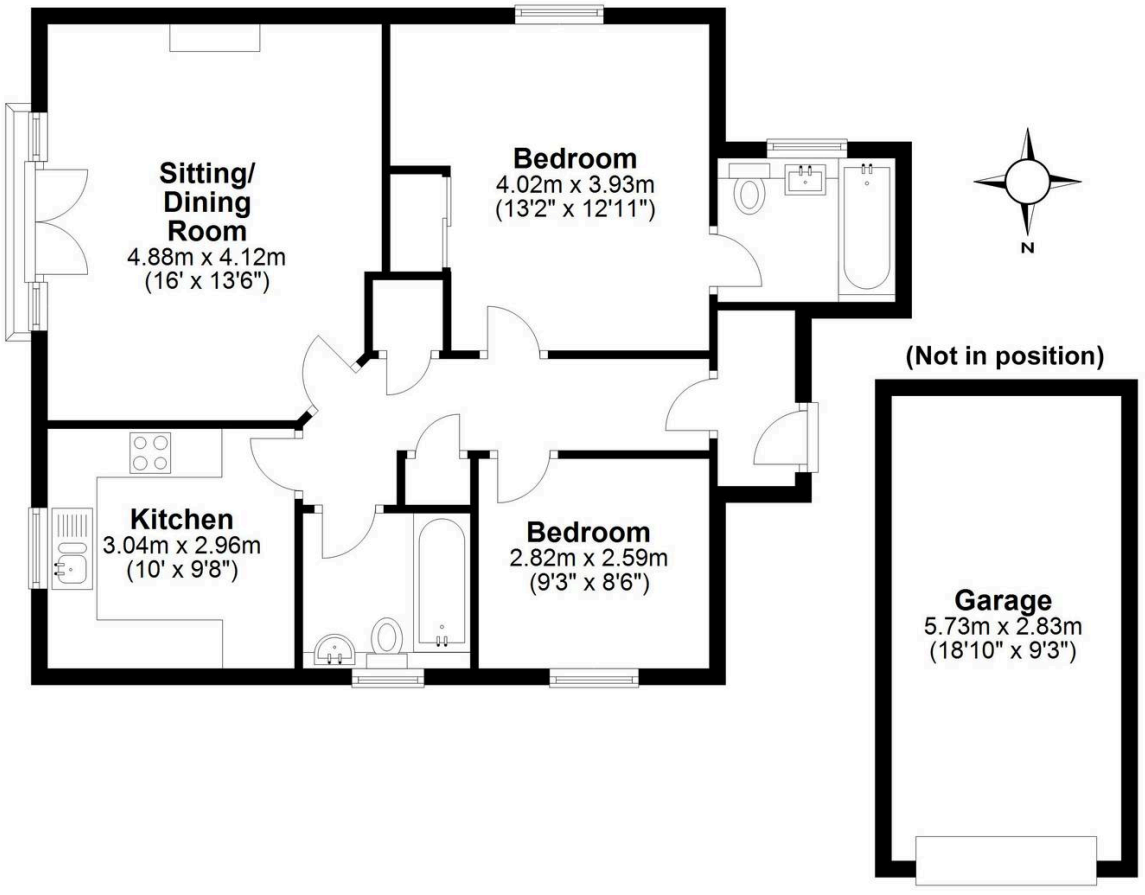
Situation: The property is situated to the south of Farnham in the sought after village of Lower Bourne, offering a store/post office, chemist, public house, Doctors surgery, South Farnham School, Veterinary clinic and the Bourne green. The Bourne Woods are within a moment's walk away providing wonderful opportunities for outdoor pursuits. 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 Club, 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 new 6 screen REEL cinema has been a welcome addition to the town. There is an excellent choice of both state and private schools in the area including the renowned South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield.







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House area: approx. 71.1 sq. metres (765.3 sq. feet)
Garage area: approx. 16.2 sq. metres (174.4 sq. feet)
Total area: approx. 87.3 sq. metres (939.7 sq. feet)
This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

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