



72b East Street, Farnham

GU9 7TP

Guide Price **£365,000**

**ANDREW LODGE**

*estate agents*



## 72b East Street

Farnham

An elegant Georgian 2 bedroom ground floor apartment with courtyard garden, conveniently situated in the town centre

\* No Onward Chain \*

- Hallway
- Sitting room
- Dining room
- Kitchen
- Utility room
- 2 bedrooms
- 2 bath/shower rooms (1 en-suite)
- Cellar
- Courtyard garden

Situated in the Georgian town centre, a most appealing 2 bedroom ground floor apartment offering considerable charm and character. The apartment offers generous living spaces, luxury bath/shower rooms and beautifully fitted kitchen with integrated appliances. The property also benefits from a private rear courtyard garden.



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Farnham

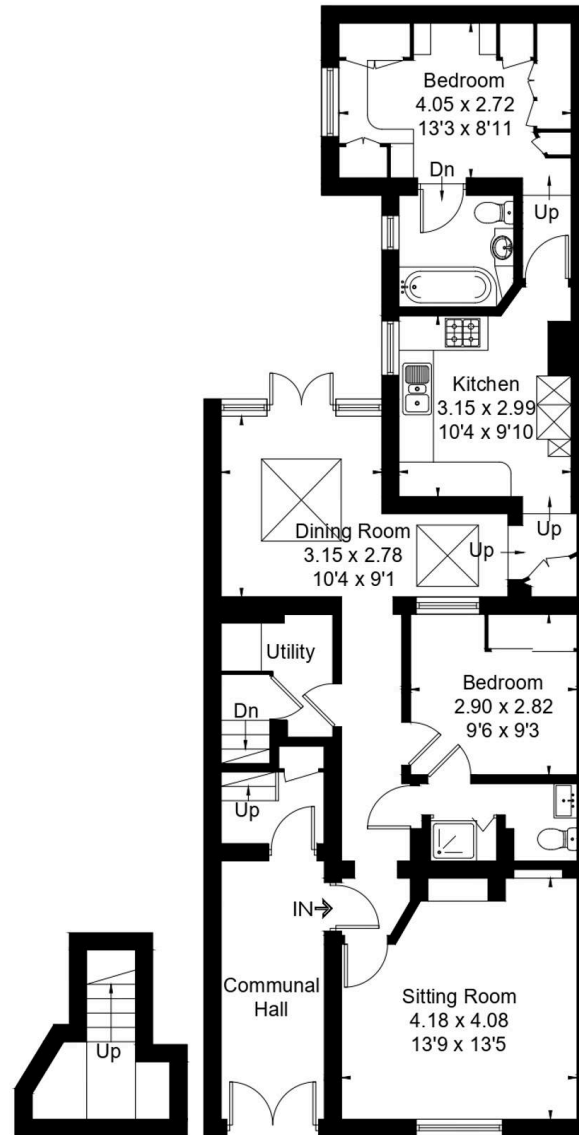
Services - All Mains Services. Gas central heating. Local Authority - Waverley B. C., The Burys, Godalming GU7 1HR . Council Tax - Band C with an annual charge for the year ending 31.03.27 of £2,313.70. Tenure - Share of freehold (999 year lease). Maintenance charges £1,000 per annum, ground rent - peppercorn rent. EPC Rating - C Mobile signal available. Ultrafast broadband (via Ofcom). Miscellaneous - intercom system.

**Situation:** 72B East Street occupies a most convenient and highly sought after position within close proximity to Farnham town centre, mainline station and Farnham's historic deer park offering opportunities for riding, cycling and walking. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits. There is an excellent choice of schools in the area including South Farnham school, Potters Gate Primary school, St Andrew's Infant school, Weydon Secondary school, All Hallows, Edgeborough, Frensham Heights and Barfield.

**Directions:** Leave Farnham via Downing Street and turn right into The Borough and at the crossroads turn left into Woolmead. Continue into East Street where number 72B can be found along on the left hand side.



Approximate Floor Area = 90.1 sq m / 970 sq ft (Including Cellar)



Cellar

Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106621