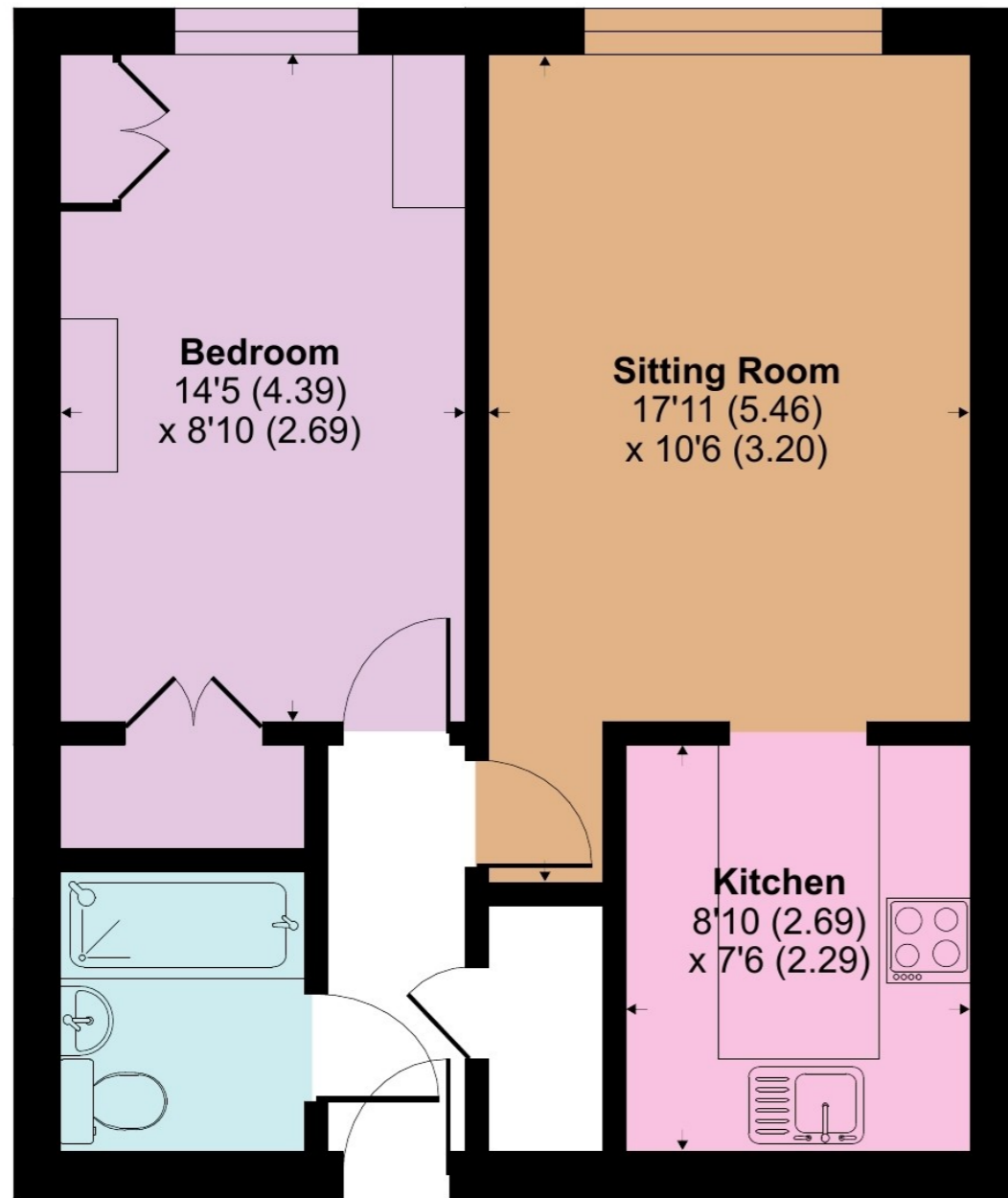


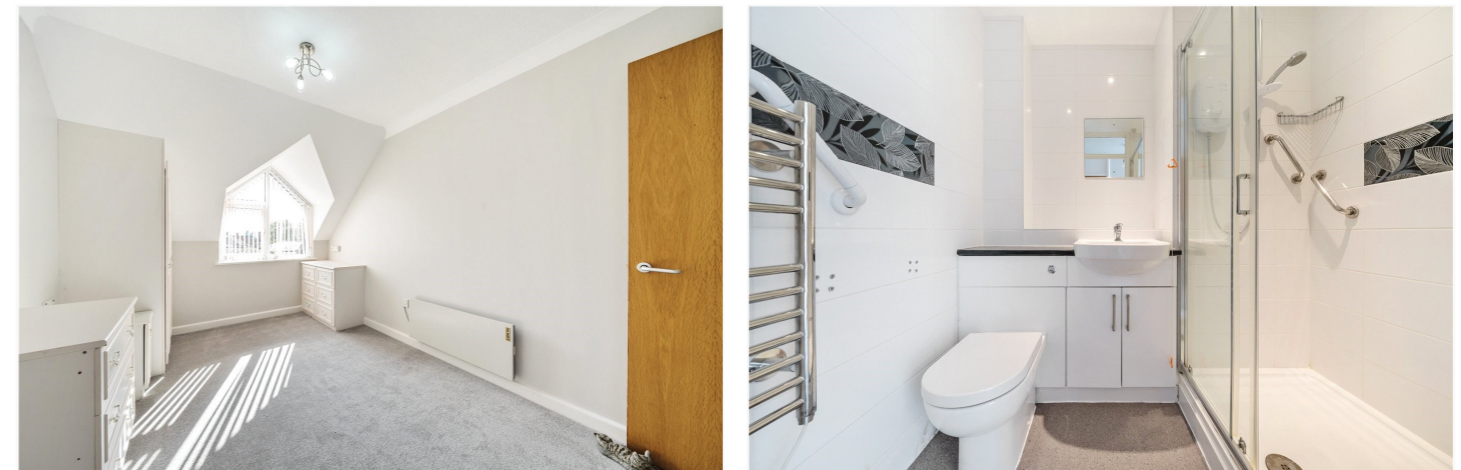
Abbey Street, Farnham, GU9

Approximate Area = 472 sq ft / 43.8 sq m

For identification only - Not to scale



GROUND FLOOR



ABBEY STREET, FARNHAM, SUREY, GU9

Guide Price £149,950

A beautifully presented, light and airy second floor retirement property with lift access, located in central Farnham with residents parking.

Tel 01252 733042
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ACCOMMODATION

- Retirement flat
- Very well presented throughout
- Modern kitchen and shower room
- Double bedroom
- Communal facilities
- Residents access to Gostrey Meadows
- Central Farnham location
- Lovely views
- Lift
- No chain



maintained with residents' access to Gostrey Meadows. Providence Place also benefits from residents and visitors parking.

Providence Place requires owners to be over 60.

125 years lease commencing 1987

LOCATION

Abbey Street is a very sought after prime central road ideally situated in the heart of Farnham's town centre. Adjacent to the road is Gostrey Meadow, a superb open park with bandstand and access to the River Wey. Farnham mainline train station is only 0.2 miles away.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and Farnham Maltings which is one of the busiest and most diverse arts centres in Surrey offering theatre, film, craft, music, festivals, family theatre and more. The train station provides direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

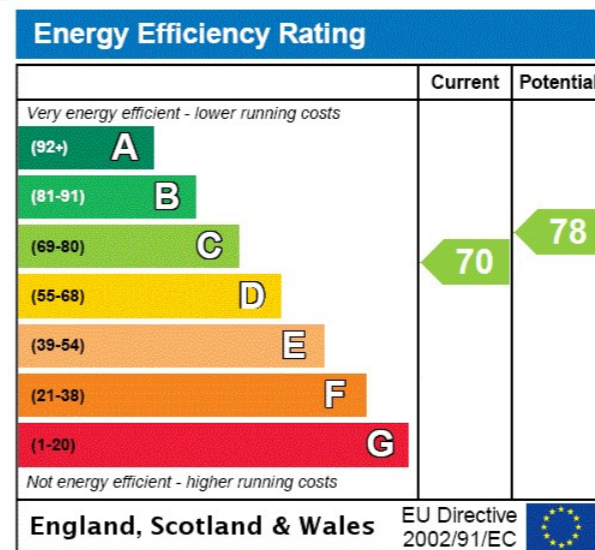
DESCRIPTION

This second floor, beautifully presented retirement home features modern, bright, spacious accommodation. The development fosters a friendly, social atmosphere and is built over three floors. Conveniently located within a short walk of Farnham town centre and Gostrey Meadows, it boasts excellent local and regional transport links.

This property is offered with no onward chain, is in very good condition throughout, and consists of a large double bedroom with built in wardrobes and storage, a lovely light living/dining room that offers plenty of space for a dining table and lounge furniture. Off the living/dining room, there is a contemporary fitted kitchen with electric oven and hob. The modernised shower room has an electric shower, heated towel rail, fitted storage units, washbasin and WC. In the hallway, there is a utility cupboard houses the water tank and service meters and provides space for storage of cleaning equipment.



Communal facilities include a lift, large lounge and laundry room. There are landscaped communal gardens which are regularly



LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.