



## 197 The Chantrys , Farnham, GU9 7AH

A one bedroom first floor flat situated on a cul de sac within walking distance of Farnham town centre. There are communal grounds and parking. No onward chain.

**Price Guide £160,000**

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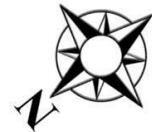
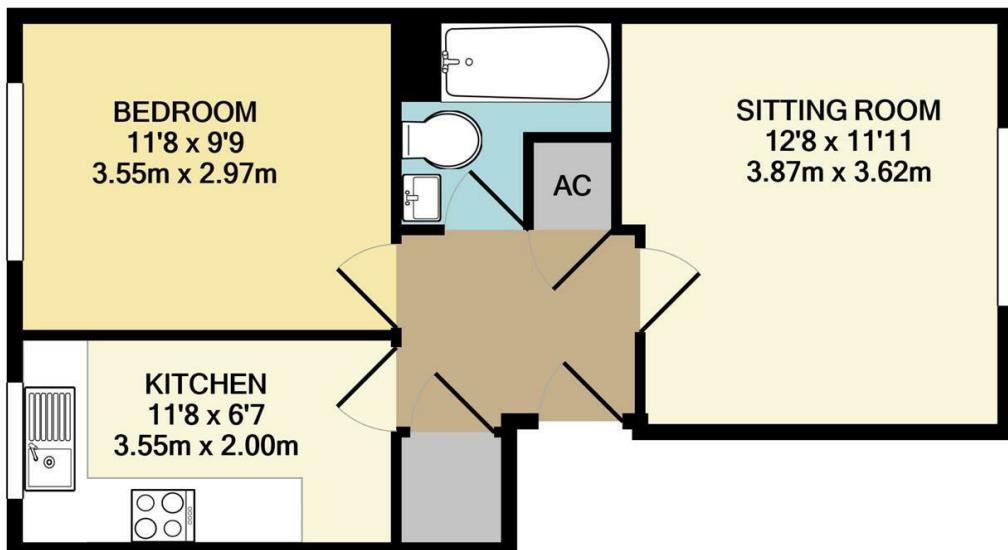
- Entrance hall
- Bathroom
- Communal grounds
- Close to Farnham town centre
- Sitting/dining room
- Double bedroom
- Cul de sac
- Kitchen
- Communal parking
- No onward chain



Directions



## Floor Plan



**TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	