



17 Hawthorn Lodge Longbridge , Farnham, GU9 7GG

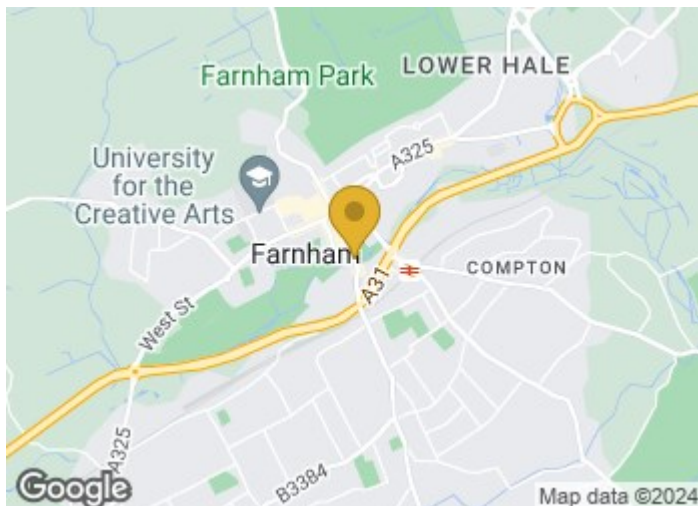
Located in the heart of Farnham town, a well presented ground floor retirement flat. The modern development benefits from communal grounds, gated residence parking, communal lounge and a Lodge manager. The property is sold with no onward chain.

Price Guide £295,000

17 Hawthorn Lodge Longbridge , Farnham, GU9 7GG



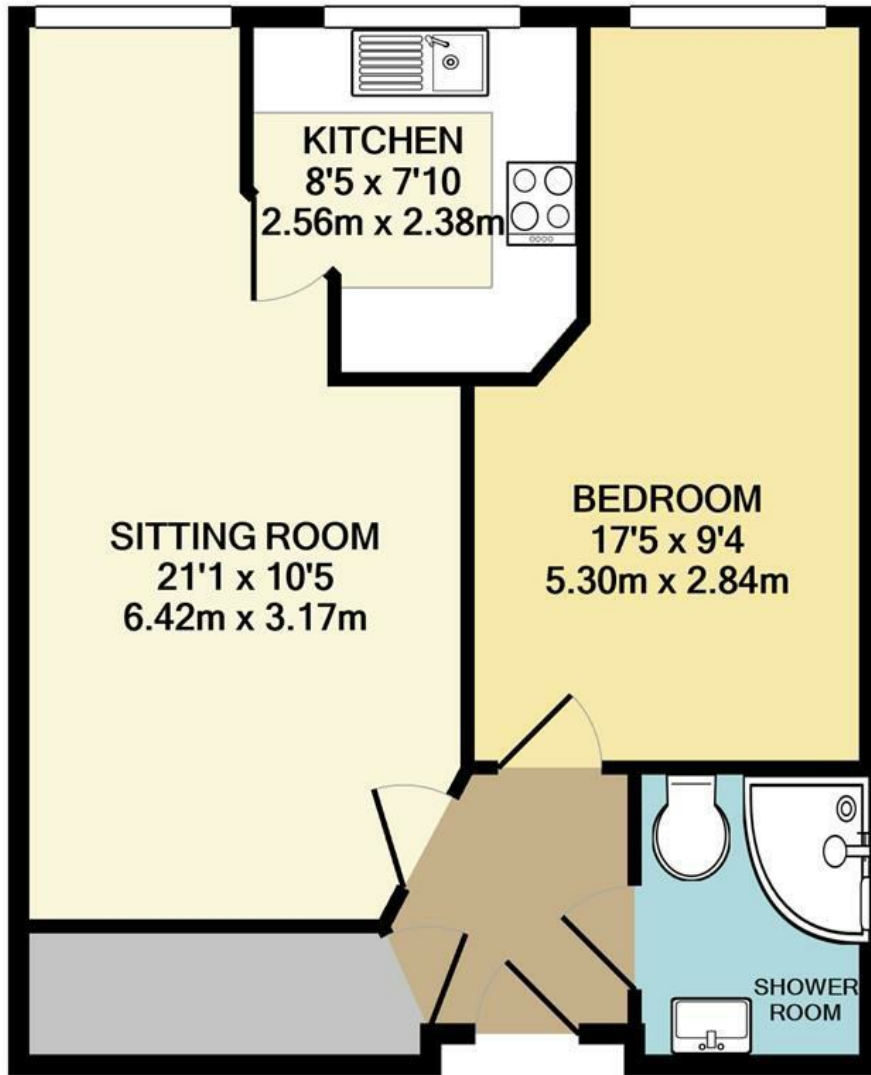
- Security entry phone and communal entrance
- Fitted kitchen
- Communal gardens, parking and residence sitting room
- Retirement living for the over 60's
- Private entrance hall and large walk in storage cupboard
- Double bedroom with built in wardrobe
- Close to the town's shops and Gostrey Meadows
- Sitting/dining room cupboard
- Shower room
- Lodge manager and careline system



[Directions](#)



Floor Plan



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 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
 Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B		79	79	(81-91) B		79	79
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	