



16 Sumner Court Sumner Road , Farnham, GU9 7JX

A 2 bedroom purpose built first floor flat with a balcony looking south over the communal grounds situated within a short walk of Farnham town centre. No onward chain.

Price Guide £250,000

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- Town centre location
- Entrance hall
- 2 bedrooms
- No onward chain
- Entry phone system
- Double aspect sitting room with balcony overlooking the communal garounds
- Bathroom
- First floor purpose built flat
- Kitchen
- Residence parking

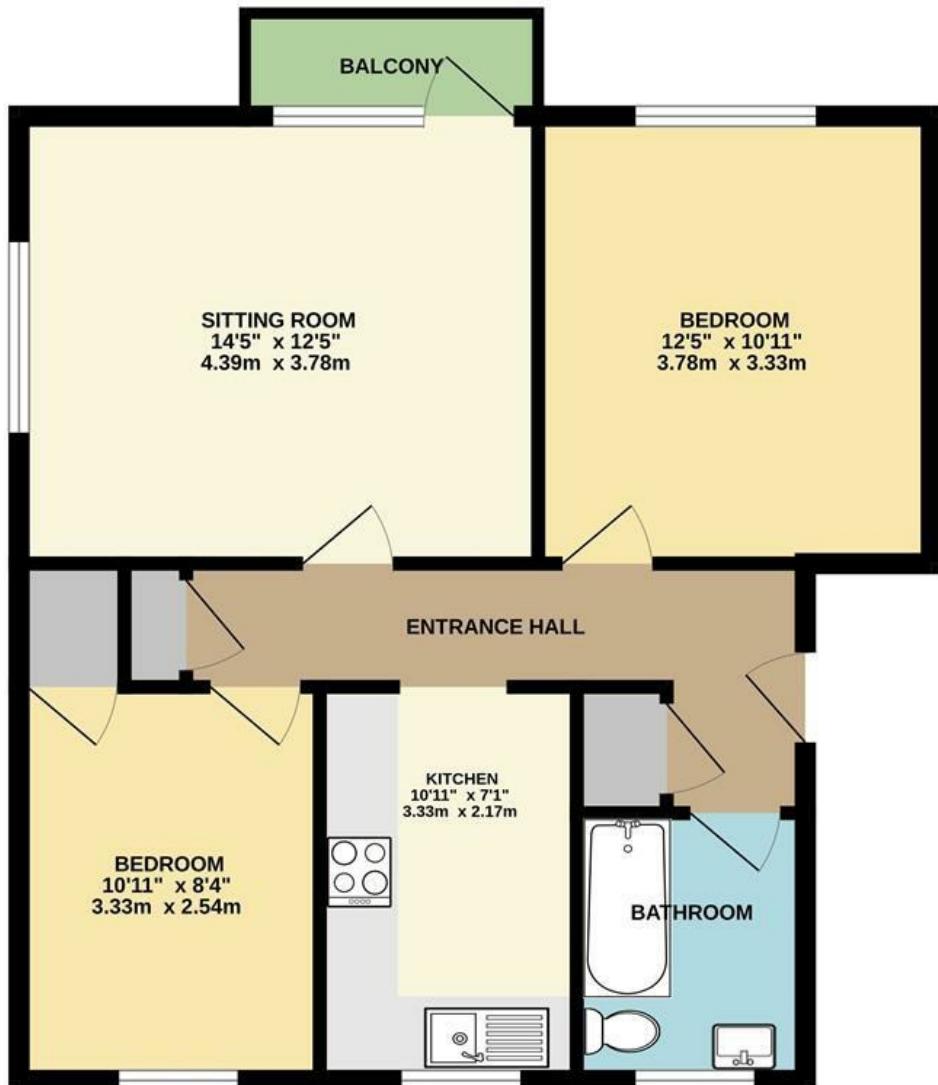


Directions
Sat Nav GU9 7JX



Floor Plan

FIRST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(70-80) C			
(59-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		