



7 Home Park House South Street , Farnham, GU9 7RU

A ground floor one bedroom retirement flat with lovely views over the river. The flat is well presented and has a modern kitchen and shower room and door leading from the sitting room out to a patio and the communal grounds. No onward chain.

Price Guide £185,000

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- River view
- Double aspect sitting room with door to a small patio and views over the river
- Shower room
- No onward chain
- Ground floor retirement flat
- Kitchen with a window
- Communal sitting room and laundry room
- Entrance hall with storage cupboard
- Double bedroom with wardrobe cupboard
- Town centre location



Directions

SAT NAV: GU9 7RU





Floor Plan

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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	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				(81-91) B			
(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			
		72	81				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	