



## 37 Hawthorn Lodge Longbridge , Farnham, GU9 7GG

Situated in the heart of Farnham town a one bedroom first floor retirement flat with a Juliette balcony offered for sale with no onward chain. The modern development has communal grounds, a lift, gated residence parking, residence lounge, a Lodge manager and 24 hr careline system.

**Price Guide £250,000**

# 37 Hawthorn Lodge Longbridge , Farnham, GU9 7GG



- First floor retirement flat with a lift
- Private entrance hall and walk in storage cupboard
- Double bedroom with built in wardrobe
- Town centre retirement living for the over 60's
- Town centre location
- Sitting/dining room with Juliette balcony
- Communal gardens, parking and residence sitting room
- Security entry phone system and communal entrance
- Fitted kitchen
- Lodge manager and 24 hr careline system



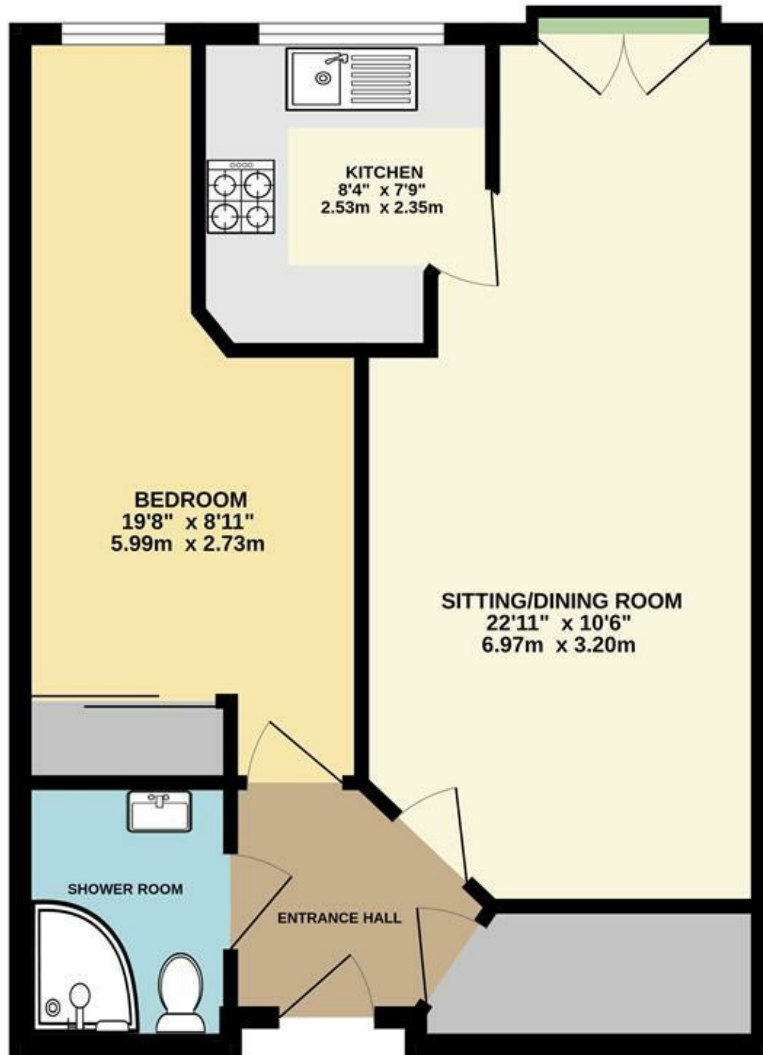
[Directions](#)  
Sat Nav GU9 7GG





# Floor Plan

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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) <b>A</b>		
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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