



## 13 Millgate Court Guildford Road , Farnham, GU9 9PP

A spacious top ( second ) floor 2 double bedroom flat with views situated on the outskirts of Farnham town centre. The flat has 2 bathrooms and parking and is sold with no onward chain.

**Price Guide £285,000**

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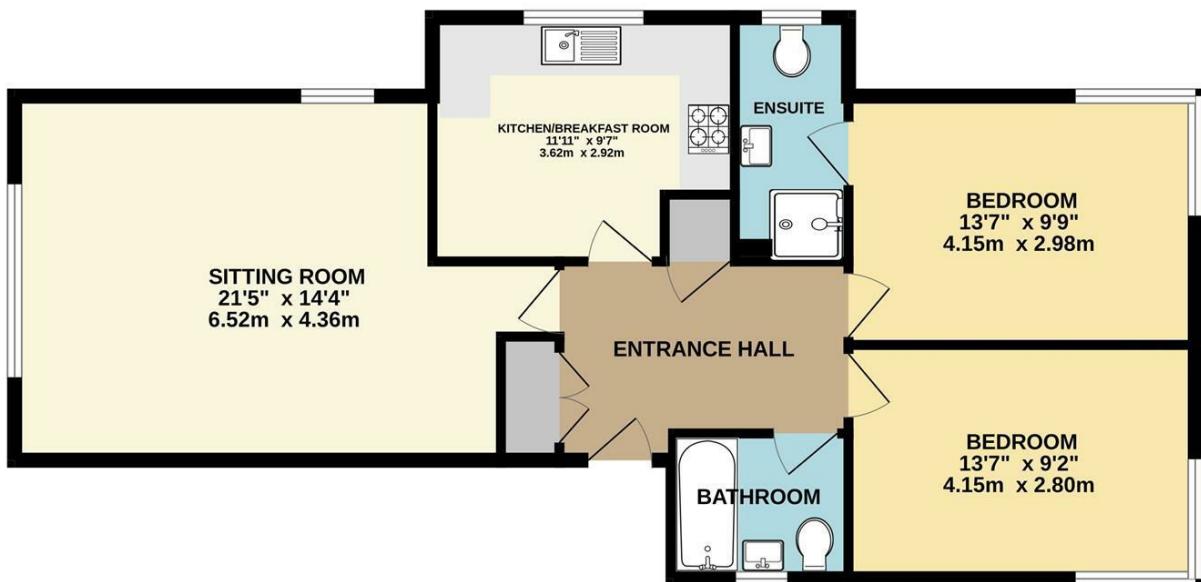
- Communal entrance with entry phone
- Double aspect sitting/dining room
- Double bedroom 2
- Close to Farnham town centre
- Second ( top) floor with views
- Kitchen/breakfast room
- Bathroom
- Entrance hall with storage cupboard
- Bedroom 1 with en suite shower room
- Parking





## Floor Plan

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, 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<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (70-80)  | 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<br>(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 |           |