

Trimmers Field, Farnham, Surrey
Asking Price: £270,000

Gascoigne-Pees













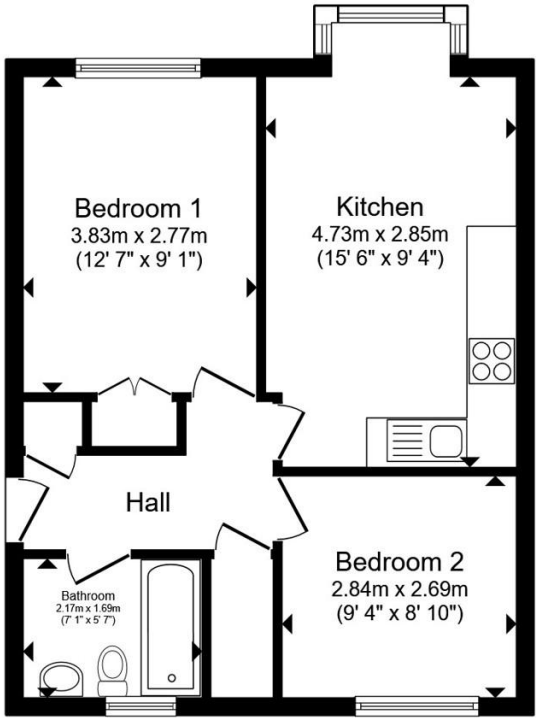
Positioned in a highly sought-after Farnham location, next to the outstanding South Farnham primary school, this superbly presented two-bedroom ground floor apartment offers stylish, low maintenance living with residents' parking, attractive communal gardens, a share of the freehold and an exceptional 969-year lease with no ground rent. Set within a quiet, well-kept residential development, the property is ideally suited to first-time buyers, downsizers or investors.

The bright and well-balanced accommodation extends to approximately 493 sq ft (45.8 sq m) and has been thoughtfully updated throughout. A contemporary kitchen features sleek modern cabinetry, contrasting work surfaces and integrated cooking appliances, while the spacious living/dining room enjoys a lovely bay window. The property offers two well-proportioned bedrooms, including a generous principal bedroom measuring approximately 3.83m x 2.77m, together with a versatile second bedroom that would be ideal as a guest room, nursery or home office. A particular highlight of the development is the attractive communal garden, providing residents with an excellent outdoor space surrounded by mature trees and established planting. Convenient residents' parking is also available immediately outside the property. Further benefits include a share of the freehold, no ground rent, a service charge of £1,468 per annum and Council Tax Band C.

The location is undoubtedly one of the home's strongest selling points. Sitting next door to the highly regarded South Farnham School and within easy walking distance of Farnham town centre, residents can enjoy an excellent selection of shops, cafés, restaurants and everyday amenities. Farnham's mainline station provides direct services to London Waterloo, while the A31 and surrounding road network offer excellent connections. As well as outstanding schools, the area is also renowned for its beautiful countryside, scenic walks and abundance of recreational facilities.







Total floor area 45.8 m² (493 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£1,468**

Years Left on Lease: **968**

Ground Rent: **£0**

Viewing by appointment

T: 01252 713232
E: farnham@gpees.co.uk
50 The Borough, Farnham, Surrey, GU9 7NW

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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