



GROUND FLOOR 3 BEDROOM APARTMENT CLOSE TO THE TOWN CENTRE

21 TRAFALGAR COURT, FARNHAM, SURREY

Freehold

Private entrance hall ♦ sitting/dining room ♦ kitchen ♦ 3 bedrooms ♦ bathroom ♦ cloakroom ♦ communal gardens ♦ garage

Directions

From Farnham take the one way system and take the A287 on to Long Bridge leading to Firgrove Hill. The turning to Trafalgar Court is shortly after on the right hand side.

Situation

Farnham town centre 0.4 miles (600m), Farnham station 0.4 miles (600m), A31 0.4 miles (0.6 km), Guildford 10.5 miles (16.9km), M3 Junction-4 11.3 miles (18.18 km) London 45.4 miles. All distances are approximate

Trafalgar Court is located just south of Farnham town centre. The Georgian town of Farnham has a superb balance of lifestyle and recreational facilities along with amenities and good transport links. There is a Waitrose, a good selection of branded and independent shops, eateries including Cote and Gail's Bakery. Farnham town centre and The Maltings plays host to many different events and markets throughout the year. A greater choice of shopping, recreational and cultural pursuits are available at the county town of Guildford.

Communications are excellent, with the A31 providing easy access to the A3, M3, M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton Airports. Farnham mainline station provides trains to London Waterloo within an hour.

Farnham has some wonderful countryside nearby including Farnham Park, Alice Holt Forest, Frensham Common (National Trust) and Frensham Great Pond providing excellent opportunities for walking, cycling and sailing.



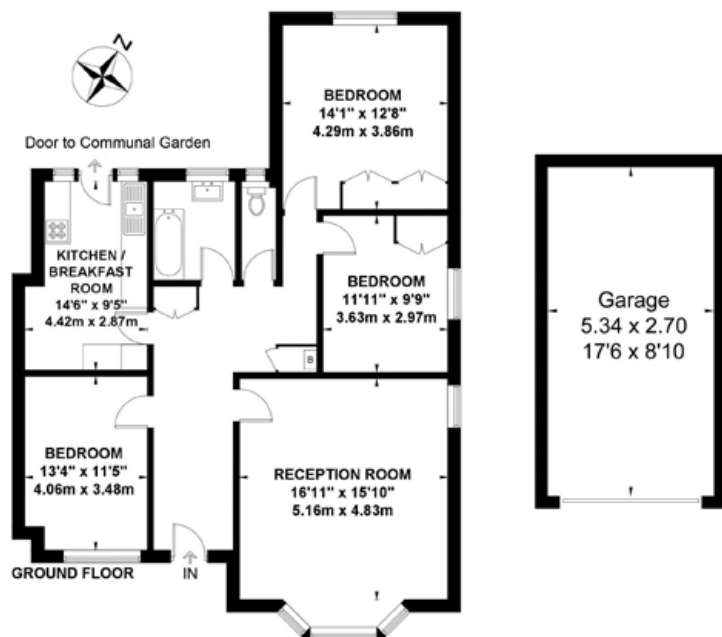
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Trafalgar Court, Farnham

Approximate Gross Internal Area = 104.4 sq m / 1123 sq ft
(excluding the garage)



Description

21 Trafalgar Court is a well-proportioned three bedroom ground floor apartment in a popular cul-de-sac development close to the town centre requiring updating throughout. The apartment has its own private entrance with front door opening to the hallway and doors leading to the following rooms. Sitting room/dining room with bay window to front with views across the front lawn.

The kitchen has a door opening directly out to rear communal garden and has views across Farnham town centre towards St Andrews church. There are three well-proportioned bedrooms with the larger of the two having fitted wardrobes and views out to the rear garden and a bathroom and separate cloakroom.

Gardens and grounds

The development is set out in a quadrangle with visitor parking along the road. There is a garage in a nearby block with up and over door. The communal gardens are mainly laid to lawn with flower beds and mature trees and enjoy views over Farnham town centre.

Tenure: Share of Freehold – contact agent for details

Service charge: Contact agent for details

Services: All main services

Postal Address: 2 Trafalgar Court, Farnham, Surrey, GU9 7QE

Local Authority: Waverley Borough Council

Viewing

Strictly by appointment with Savills.

Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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