



Stylish apartments in an excellent town centre location

Lionsgate Apartments, East Street, Farnham GU9 7TP

Leasehold (999 Years years remaining)

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Finished to a high standard throughout • Contemporary styled kitchen with Neff appliances • Two Bedrooms (one en suite) • Private balconies or terraces • Full concierge facilities • Secure allocated parking

Local information

The Lionsgate Apartments are conveniently located with Farnham town and park just a short distance away. Farnham town centre offers a comprehensive selection of amenities, a Waitrose and Sainsbury's, a selection of branded and independent shops and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre, which offers theatre, film and crafts fairs. More extensive shopping and entertainment can be found in Guildford, roughly 10 miles distant. Communications are excellent with Farnham's mainline train station just half a mile away which provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes) The A31 provided swift access to the national motorway network. There are a number of schools in the area including Potters Gates, St Andrews, St Poly Carps Primary, Weydon School, More House, Edgeborough and Frensham Heights. A variety of well-respected golf courses are close by including Hankley Common and Hindhead. Tennis, badminton and a local gym are available within a 5 minute stroll at the nearby Bourne Club, with flagship club David Lloyd located close to the centre of town. Farnham has some wonderful countryside nearby providing excellent opportunities for cycling and other outdoor pursuits.

About this property

Lionsgate is an outstanding development of 14 high specification apartments in Farnham town centre designed by local developers Farnham Estates. Each apartment is accessed through a large foyer with post room and option for full concierge facilities.

The apartments offer over 1100 sq ft of accommodation and comprise a bright living area, a fully fitted bespoke kitchen with Neff appliances, including dishwasher, microwave and oven, and a cloakroom. Some also have a utility room. All have two bedrooms, including a master with dressing room and en suit.

Throughout each apartment is underfloor heating and all the bathrooms are smartly appointed.

All apartments have either private balconies, large terraces or a private garden and all have allocated underground parking, and private allocated storage facility.

There is a BBS 10 year building insurance guarantee & 10 year structural warranty and throughout a CCTV and fitted alarm system.

Agents Note; The photos are of the show apartment.

Services; mains water, electricity and drainage. Gas fired central heating.

Service Charge; £1500 per annum and £250 ground rent.







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