



Outstanding penthouse apartment with lift access

Flat 13, Lionsgate, 74 East Street, Farnham, GU9 7TP

Leasehold



Reception room • Fully fitted bespoke kitchen • Utility room • 3 Luxury double bedroom suites • South facing roof terrace • Utility room & guest WC • Lift access • 2 Car parking spaces

Local information

The Lionsgate Apartments are superbly located within a short distance of Farnham's town centre where there is 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. 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 provides 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 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

Flat 13 Lionsgate, is one of only two penthouse apartments within a unique development of apartments. Each apartment is accessed through a large shared

foyer with post room and option for full concierge facilities and a lift to each floor. The penthouse apartment offers wonderfully spacious, contemporary open plan living. The main reception room faces south with double doors opening out to a spacious balcony. Double doors lead into the kitchen, which is fully fitted with bespoke contemporary cabinets with Miele appliances, including dishwasher, microwave and oven and features an island with breakfast bar seating and also has double door opening out to the south facing roof terrace. There is an excellent principal bedroom, with a dressing room and an en suite bathroom. There are two further luxury bedrooms, both with an en suite bath/shower room and a dressing room and one also has its own balcony. Throughout the apartment there is underfloor heating and all the bathrooms are luxuriously appointed. The apartment comes with two allocated underground parking spaces, and a private allocated storage facility.

Services; Mains water, electricity and drainage. Gas fired central heating. Air conditioning
Agents note; Service Charge c. £1,500 per annum. Ground Rent £250 per annum.

Tenure

Leasehold

Local Authority

Waverley Borough Council

EPC rating = B





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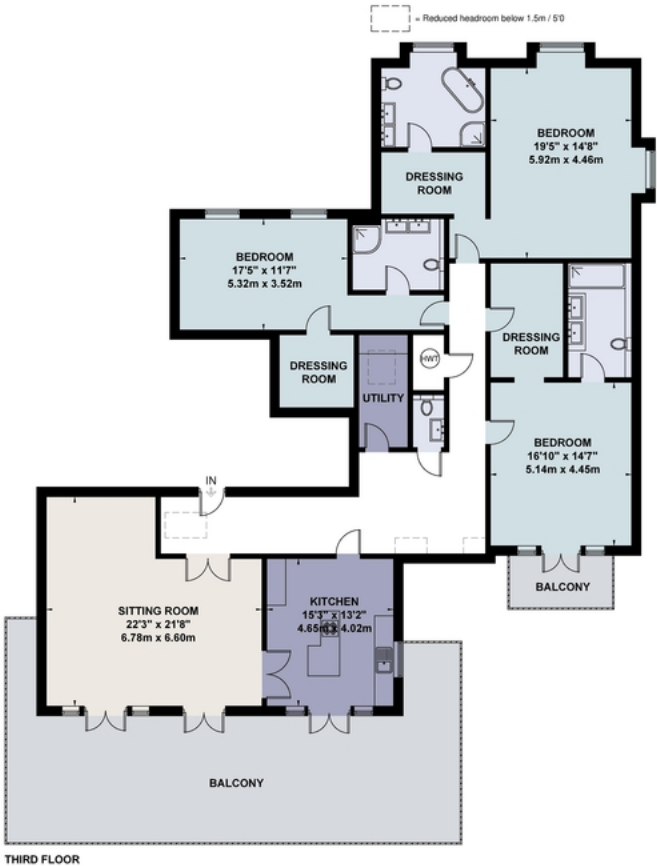
Gross internal area (approx) 2,403 sq ft / 223.3 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(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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