



**Weavers Gardens, Farnham**

  
**MARTIN&CO**

# Weavers Gardens, Farnham

- One-bedroom Apartment in Weavers Gardens, Farnham.
- 527 sq ft with bright reception room.
- Modern bathroom and well-sized bedroom.
- Ideal for individuals or couples.
- Close to amenities and transport links.

*This attractive one-bedroom home in Weavers Gardens, Farnham, offers a bright living area, modern bathroom, and comfortable bedroom within a well-planned 527 sq ft layout. Perfect for singles or couples, it's ideally located close to local amenities and transport links.*



Nestled in the charming Weavers Gardens of Farnham, this delightful house offers a perfect blend of comfort and convenience. With a well-designed layout spanning 527 square feet, this property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

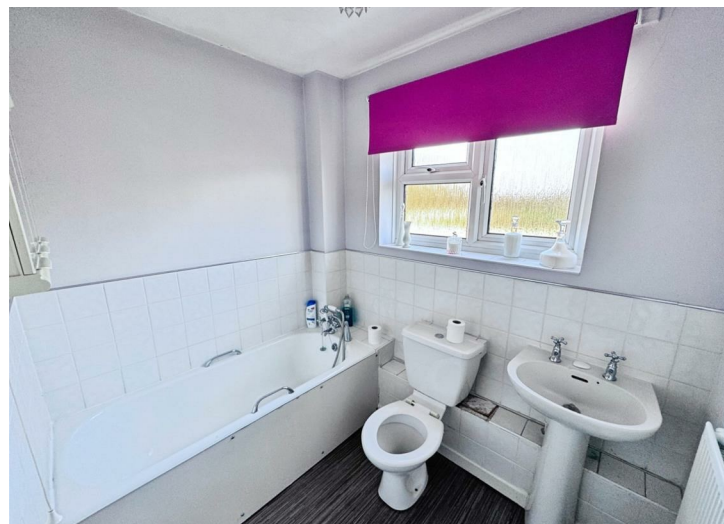
The single bedroom is thoughtfully

proportioned, providing a peaceful retreat for rest and relaxation. The bathroom is modern and functional, catering to all your daily needs.

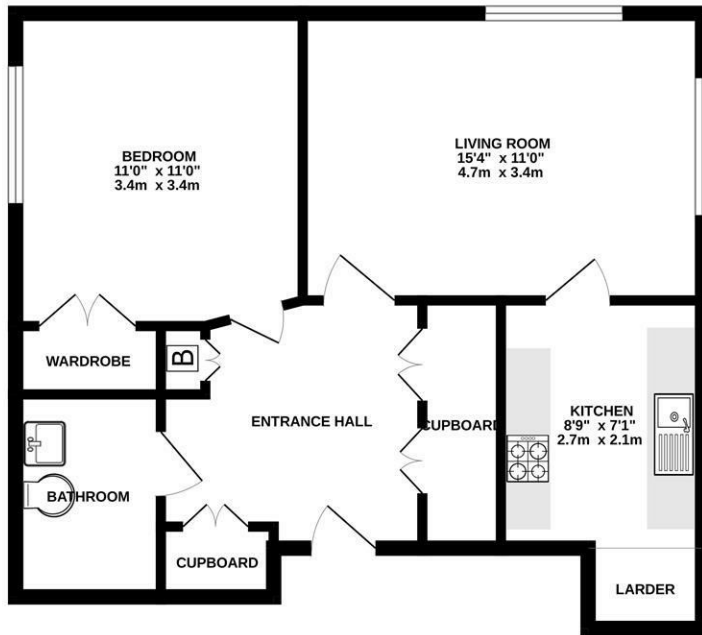
This property is ideal for individuals or couples seeking a cosy home in a picturesque setting. The surrounding area boasts a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore the beauty of Farnham and beyond.

Whether you are looking to buy or rent, this charming house in Weavers Gardens presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this lovely property your new home.

Council Tax: Band B  
Lease remaining: 113 years  
Service charge: TBC  
Ground Rent: TBC  
EPC: C



FIRST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL FLOOR AREA: 574 sq ft. (53.3 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropia COOZE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		71	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

