



## Two Bedroom Apartment

**The Ferns, Bricksbury Hill, Farnham, Surrey, GU9 0NE**

Price: £140,000

- Two Bedrooms
- Over 55's Retirement Development
- Refitted Kitchen
- Refitted Shower Room
- Private Balcony
- Well Presented Throughout
- No Onward Chain
- EPC: C (75)



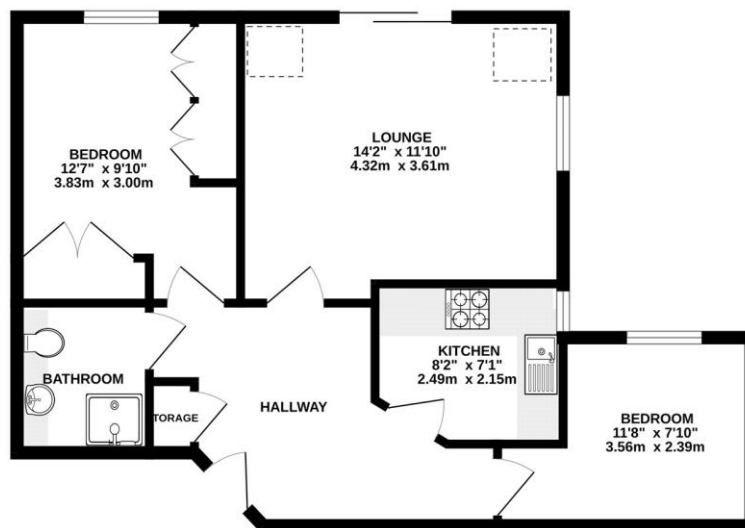
## Description

Available to the market, with no onward chain, is this thoroughly well presented first floor retirement apartment located within the sought after over 55's development that is The Ferns. The property is in excellent condition throughout and offers incredible far reaching views of Surrey Hills. The property benefits from its own private balcony, and the internal accommodation consists of a spacious living room with a sliding door to the previously mentioned balcony, two bedrooms, a beautifully presented modern kitchen, a modern refitted shower room, and storage cupboards in the hallway. The Ferns presents independent living, but there are also communal areas, a Hoppa bus service, and an appointed site warden.

## Outside

Externally, The Ferns has an area dedicated to residents' parking and some additional visitors' spaces. There is a well kept communal garden space with a shared washing line accessed from the main entrance.

## Floorplan



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 mis-statement. 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.  
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