

Two Bedroom Apartment

36 Carpenters Way, Badshot Lea, Farnham, Surrey, GU9 9FT

Price: £280,000

- Two Bedrooms
- First Floor Apartment
- South Facing
- Communal Gardens and Bike Store
- Modern Well-Maintained Block
- Excellent Transport Links
- Estimated Rental Price: £1,350 pcm
- EPC: B (82)



Description

A beautifully presented and thoughtfully upgraded two-bedroom first floor apartment, set within a sought-after modern development in Badshot Lea and just moments from Tice's Meadow Nature Reserve. This immaculate south facing home enjoys excellent natural light throughout the kitchen, living room and principal bedroom. The entrance hall includes a useful utility cupboard with added shelving for improved storage, housing the washer, dryer and water tank, and provides access to the loft space, which is exclusive to this apartment and offers additional storage rarely found in a modern apartment. The stylish open-plan living area features an upgraded kitchen complete with Quartz worktops and splashback, a double sink, and integrated appliances. The layout offers generous space for both relaxing and dining. There are two bedrooms, with the principal bedroom benefiting from a fitted double wardrobe cleverly repositioned to maximise floor space. The second bedroom makes an ideal guest room, nursery or home office. A sleek, contemporary bathroom with a mirrored storage cabinet completes the accommodation. This property offers modern comfort, low-maintenance living and exceptional convenience, and is ideal for first-time buyers, downsizers or investors.

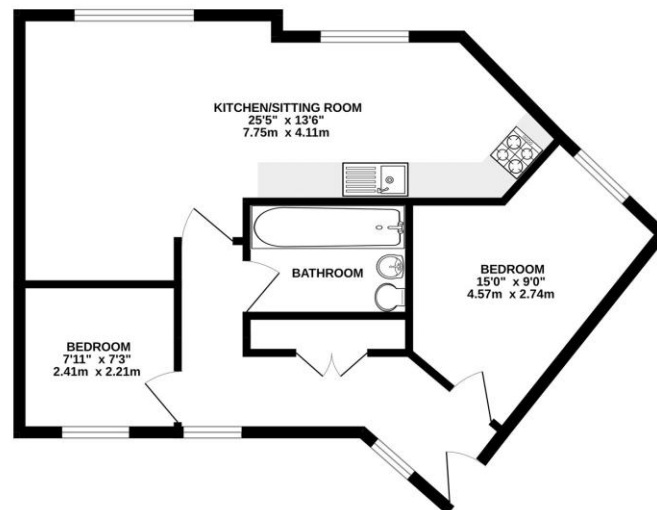
Outside

Externally, the property offers one allocated parking space long enough to accommodate two vehicles, with the added benefit of an electric charging point directly in front. Residents also enjoy access to a communal garden and shared bike store, offering additional storage options. Perfectly positioned for commuters and nature lovers, the apartment sits moments away from the A31 with easy access to the M3, and is just seven minutes from Farnham town centre, 15 minutes from Guildford, and close to both Farnham and Aldershot train stations for quick links into London. Tice's Meadow Nature Reserve is right on the doorstep, with Farnham Park also within a short distance.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan

FIRST FLOOR



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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metagame (2020)



TO ARRANGE A VIEWING PLEASE CONTACT:
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