

Prices From £575,000

Farnham

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**Lionsgate is a unique and outstanding development of 12 beautifully designed and spacious 2 bedroom luxury apartments built to an exacting standard in this prime central Farnham location. Price from £575,000**

- Apartment 8 with vaulted ceiling in living room and balcony
- Master suite with en-suite bathroom and dressing room
- Second bedroom with en-suite bathroom
- Guest washroom
- Fully fitted and integrated bespoke kitchen with Neff appliances, including dishwasher and oven
- Lift access to all floors
- 10 year structural warranty
- 999 year lease
- Private allocated storage facility
- Large foyer with Post deliver room and option for full concierge facilities
- Private secure underground parking
- Visitor bays, disabled bays, plus 4 x electric vehicle charging points

## Lionsgate, 74 East Street, Farnham, Surrey, GU9 7TP

### DESCRIPTION

\* Lionsgate is a unique and outstanding development of 12 beautifully designed and spacious 2 bedroom luxury apartments, and 2 impressive 3 bedroom penthouse suites (now sold).

\* It's easy to feel at home here in your new home. The apartments at Lionsgate are designed for easy living. Their carefully throughout layouts create a feeling of elegance, stripped back and opened up for a versatile living area to suit you. Whether you want to kick back with a drink and a movie or host an extravagant dinner party, Lionsgate offers the flexibility to suit your every mood.

\* 12 stunning spacious apartments each with 2 bedrooms, dressing rooms, bathroom and shower room.

\* 10 year structural warranty.

\* 10 person passenger lift to all floors.

\* All apartments have Neff appliances throughout, including an integrated fridge freezer, dishwasher and multifunction oven. Separate utility room.\*\* (certain apartments only)

\* Bespoke fitted and fully integrated kitchens with Granite worktops and fully tiled bathroom suites with Spanish ceramic tiles.

\* All have carpeted bedrooms, a washer/drier, under floor heating throughout and Grundfos water pressure boosters.

\* Private secure underground parking, visitor bays, disabled bays, plus 4 electric vehicle charging points.

\* The development has security gates, external security lighting, CCTV and intercom, alarmed ground floor apartments and entrances, fire security sprinkler system for communal areas.

\* Spacious well-lit foyer with concierge facilities (for potential future management company), separate post delivery room and separate storage units for each apartment and penthouse (approx. 43 sq ft 4 sq m).

\* Built to an extremely high specification by local developers Farnham Estates, with luxury town centre living in mind. The stunning apartments are situated within a short walk of shops, restaurants, the mainline station and the new Brightwells Yard complex (opening from 2021).

\* All apartments and penthouses enjoy either a private balcony, terrace or private garden terrace, as well as access to a private communal landscaped terrace for all residents to enjoy.

### GENERAL

\* Services - mains water, electricity and drainage, gas heating

\* Local authority - Waverley Borough Council, The Burys, Godalming, GU7 1HR - 01483 523333

\* Tenure Leasehold (999 year lease)

\* £1500 per annum service charge and £250 per annum ground rent

\* Agents note - some of the internal photos are of apartment 8 with a collage of other apartments.

\* For a viewing and full price list of all the apartments, please call 01252 711705.

\* Furniture packs available

### SITUATION

\* Farnham is a thriving town and offers superb recreational and cultural pursuits and a comprehensive range of shopping with many independent outiques, bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants including Cote Brasserie, Bill's, Zizzi's and Pizza Express. There is a Waitrose, Sainsbury's, Leisure Centre, David Lloyd Club and local rugby, football, tennis and golf clubs, as well as Farnham's historic deer park offering over 300 acres of beautiful open countryside.

\* Opening in 2021 is the new Brightwells Yard complex bringing a new 25 unit shopping centre with 6 screen cinema, M&S Food, restaurants, town square and public gardens.

\* There is an excellent choice of state and private schools nearby including St Andrew's Infant School, Potter's Gate Primary School, South Farnham School, Weydon Secondary School, All Hallow's Secondary School as well as Barfield, Edgeborough and Frensham Heights.

\* Fantastic opportunities abound within the immediate area for walking, riding and cycling with much of the neighbouring land belonging to the National Trust, Forestry Commission and RSPB. There is also a good selection of golf courses in the area, including Hankley, Farnham and Puttenham, as well as sailing at Frensham Great Pond.

\* Travel links are first class from Farnham with the A31/A3 providing links to London, Guildford, M25, Gatwick and the south coast. The A331 Blackwater Valley road links Farnham to the M3, M25 and

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Heathrow.

### LOCATION

\* Farnham town centre is within a short walk as is the mainline station (Waterloo from 53 minutes)

\* Guildford (A3) town centre and main line station 9 miles (Waterloo approximately 35 minutes)

\* London 40 miles

\* London Heathrow 30 miles; London Gatwick 45 miles

\* Southampton 45 miles; Portsmouth 35 miles

(All distances and times are approximate)

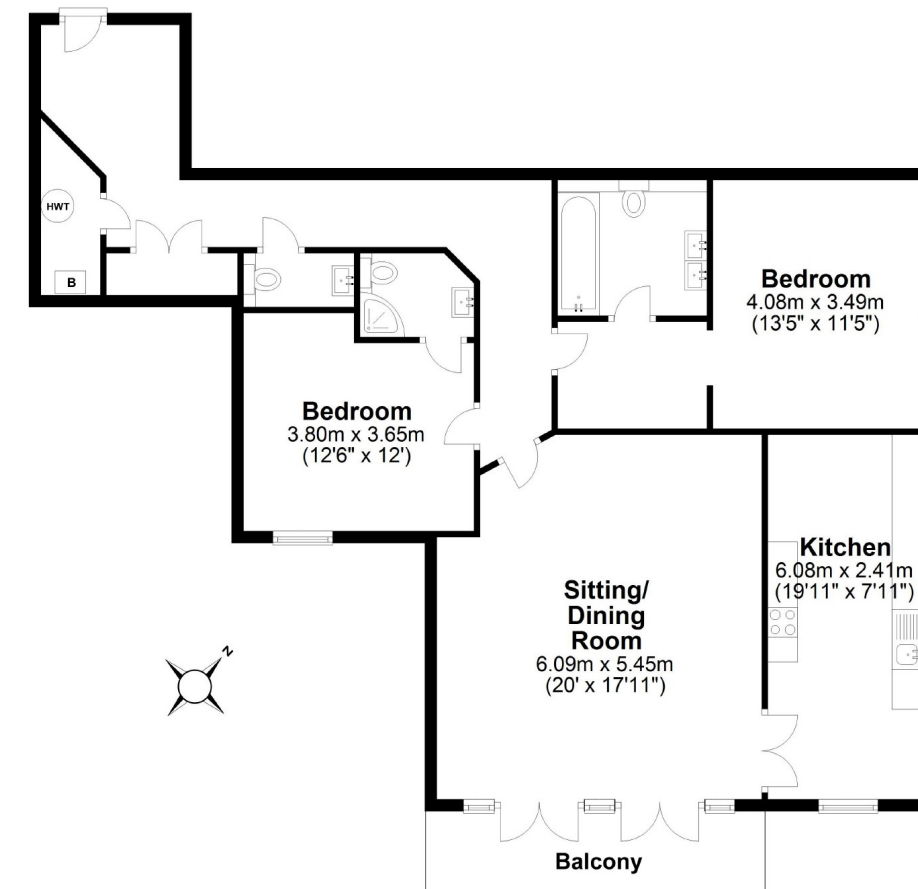
### VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705

Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

## Apartment 8, 74 East Street, Farnham, GU9 7TP



Total area: approx. 114.3 sq. metres (1230.7 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

ANDREW LODGE  
estate agents