



Total area: approx. 57.4 sq. metres (617.7 sq. feet)



Fernhill Place | Tubbenden Lane South | Farnborough Village | BR6

£350,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(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	

-  Peaceful yet convenient setting
-  Popular Farnborough Village location
-  First floor
-  2 bedrooms
-  Allocated parking space
-  Immaculately-maintained communal grounds
-  Close proximity to amenities & coveted schools
-  No onward chain



£350,000



Kenton are delighted to present this well-proportioned 2 bedroom first floor flat, situated in the peaceful and attractive yet convenient setting of Fernhill Place, within the ever-popular Farnborough Village. Internally, the flat comprises; an ample-sized living room with sliding doors on to a Juliet balcony which benefits from a south-easterly orientation, a fitted kitchen situated off of the living room, two bedrooms (with "Bedroom 1" benefitting from built-in wardrobes) as well as a bathroom with 3-piece suite. Notably, the hallway is also well-proportioned. Externally, there is an allocated parking space as well as several other visitor parking spaces. Furthermore, there are attractive and immaculately-maintained communal grounds featuring traditional lawn areas and mature trees and shrubs. Fernhill Place is conveniently-located within just a few moments' walk of Farnborough Village High Street and its range of handy shops and amenities. Additionally, bus stops are also within walking distance, ensuring easy-access to both Orpington and Locksbottom High Streets (with Bromley slightly further afield also) and their respective arrays of; pubs, restaurants and leisure and beauty facilities. A range of reputable and popular schools are also within close proximity, namely the currently-rated Ofsted "Good" Farnborough and Tubbenden Primary Schools, in addition to the currently-rated Ofsted "Outstanding" Darrick Wood and Newstead Wood Seniors Schools. Also worthy of mention is the vast Kent countryside on offer nearby, and so plenty a walking spot. Marketed with the benefit of no onward chain.

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Hallway

15'8" x 3'3" (4.77m x 0.99m)
Coved ceiling, built-in airing/storage cupboard (housing both hot water cylinder and cold water tank), radiator, fitted carpet.

Living Room

10'11" x 14'4" (3.32m x 4.38m)
Double glazed sliding doors to Juliet balcony to rear, coved ceiling, radiator, fitted carpet.

Kitchen

7'2" x 7'10" (2.19m x 2.39m)
Double glazed window to side, coved ceiling, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, composite sink unit, integrated oven with 4-ring gas hob and fitted extractor hood over, integrated under-the-counter fridge, plumbing for washing machine, Potterton traditional-style boiler, tiled flooring.

Bedroom 1

14'7" maximum x 8'9" (4.44m maximum x 2.66m)
Double glazed window to side, coved ceiling, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

9'8" x 6'6" (2.95m x 1.98m)
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Bathroom

12'4" x 7'1" (3.77m x 2.17m)
Coved ceiling, part-tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, radiator, vinyl flooring.

Parking

Allocated parking space in addition to several additional visitor parking spaces.

Communal Areas

Immaculately-maintained and attractive communal garden areas with traditional lawn areas as well as mature trees and shrubs.

Tenure/Associated Charges Details;

Tenure: Share of Freehold

Ground Rent: N/A

Service Charge: Payable every 6 months, with the last two payments equating to £872.35. The next payment of £872.35 is due 31st July 2025. This charge includes buildings insurance and covers maintenance of the communal areas and grounds.

