



**Osbornes**  
Independent estate agents

Lincoln Court  
Wallis Square |  
Farnborough | GU14



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## **FARNBOROUGH CENTRAL. This modern two double bedroom apartment is offered to the market in our opinion in exceptional order throughout.**

Furnished | 2 Double Bedrooms | En-suite to Master Bedroom | Balcony | Allocated Parking | Available June

**£1,250 per month**

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FARNBOROUGH CENTRAL. This modern two double bedroom apartment is offered to the market in our opinion in exceptional order throughout. The property benefits from a modern fitted kitchen with a range of integrated appliances, modern fitted bathroom, en-suite shower room, balcony and allocated parking. The apartment is within walking distance to mainline train station serving London's Waterloo and Farnborough business park.

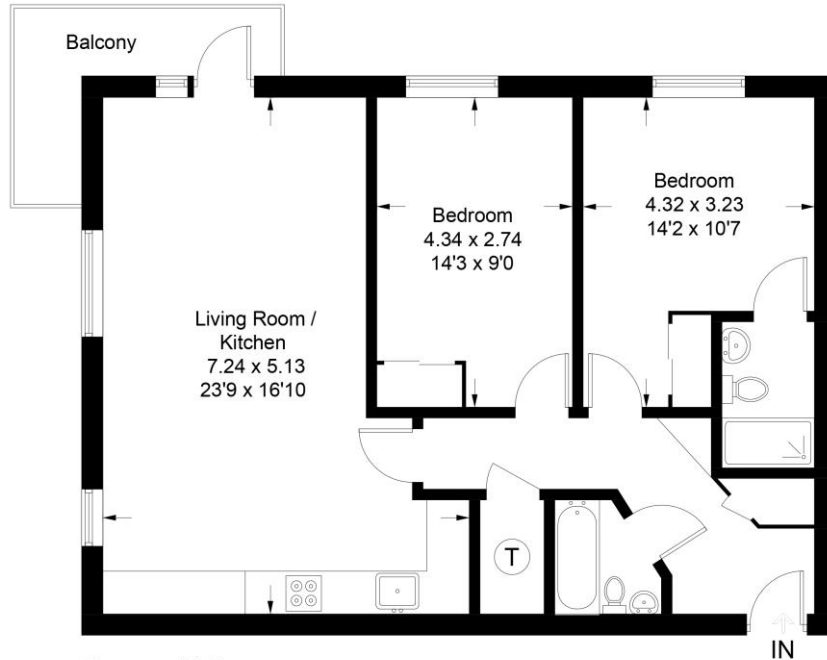
AVAILABLE EARLY JUNE. AVAILABLE FURNISHED. Council Tax Band C EPC Rating C







Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



Second Floor

Lincoln Court

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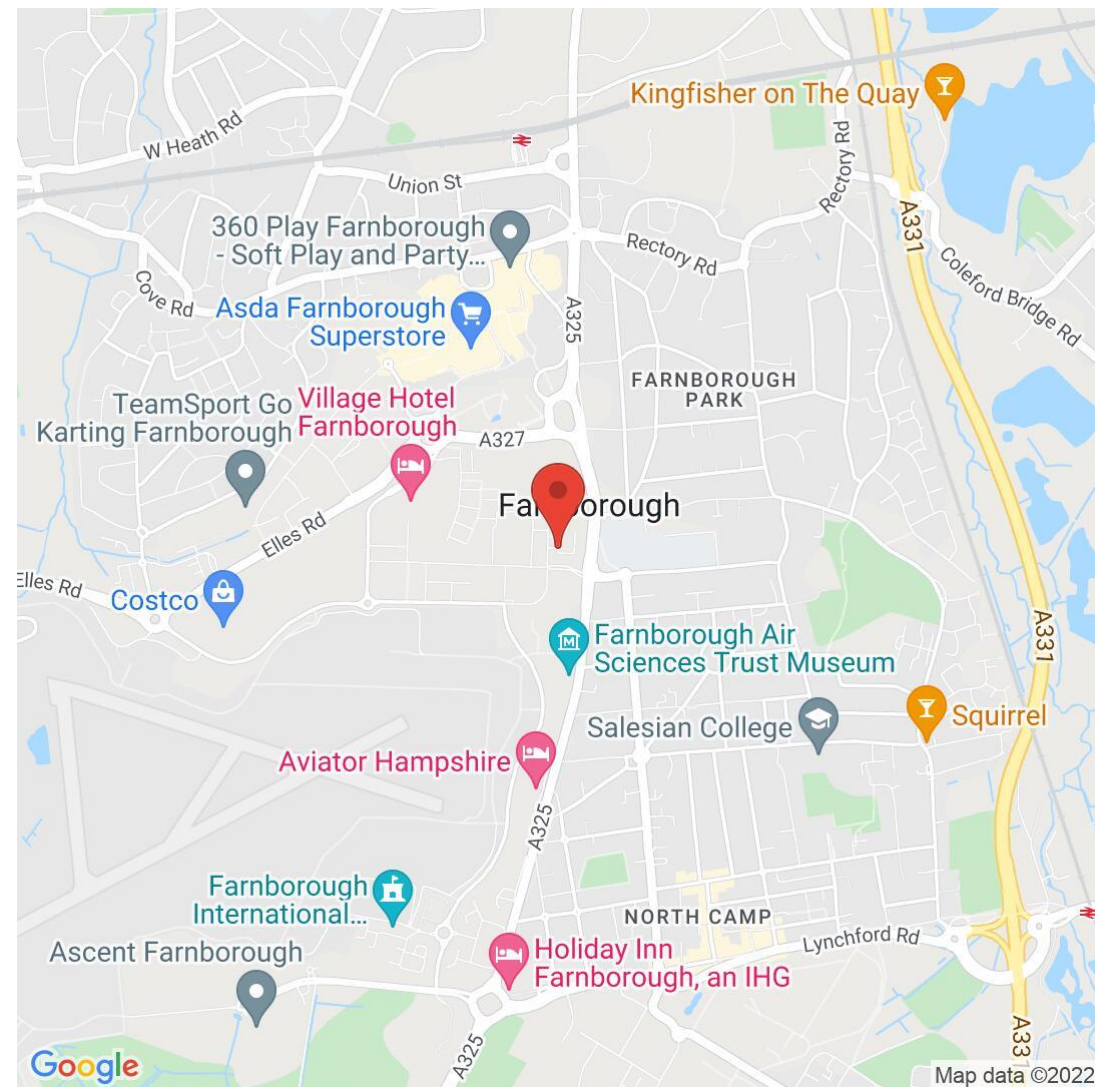
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID689710)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		