



**Osbornes**  
Independent estate agents

York Road | Farnborough

---

# This one bedroom apartment is within a converted house which comprises of 6 flats.

One Bedroom | Modern Fitted Kitchen | Modern Bathroom | Gas Central Heating | Allocated Parking | No Onward Chain

**£145,000 | Leasehold**

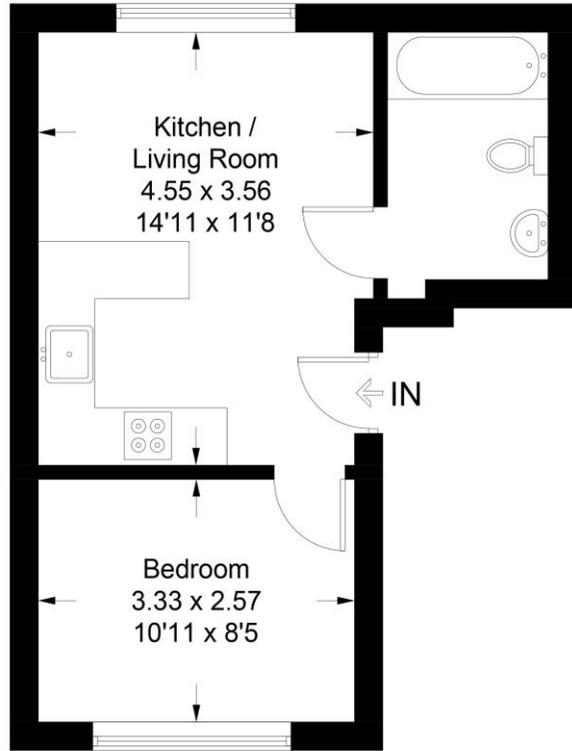
---

This one bedroom apartment is within a converted house which comprises of 6 flats. The property benefits from a fitted kitchen and comprises part of the open plan lounge/kitchen/diner, three piece bathroom with shower over and allocated off street parking. Situated on the desirable North Camp suburb of Farnborough and within walking distance of local shops and restaurants and also a short drive from the A331 and M3 motorway. NO ONWARD CHAIN. EPC C - Council Tax Band A - Lease Remaining 104 Years - Service Charge £400 per annum - No Ground Rent Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





Approximate Gross Internal Area = 29.9 sq m / 322 sq ft



First Floor

**Osbornes**  
Independent estate agents

York Road

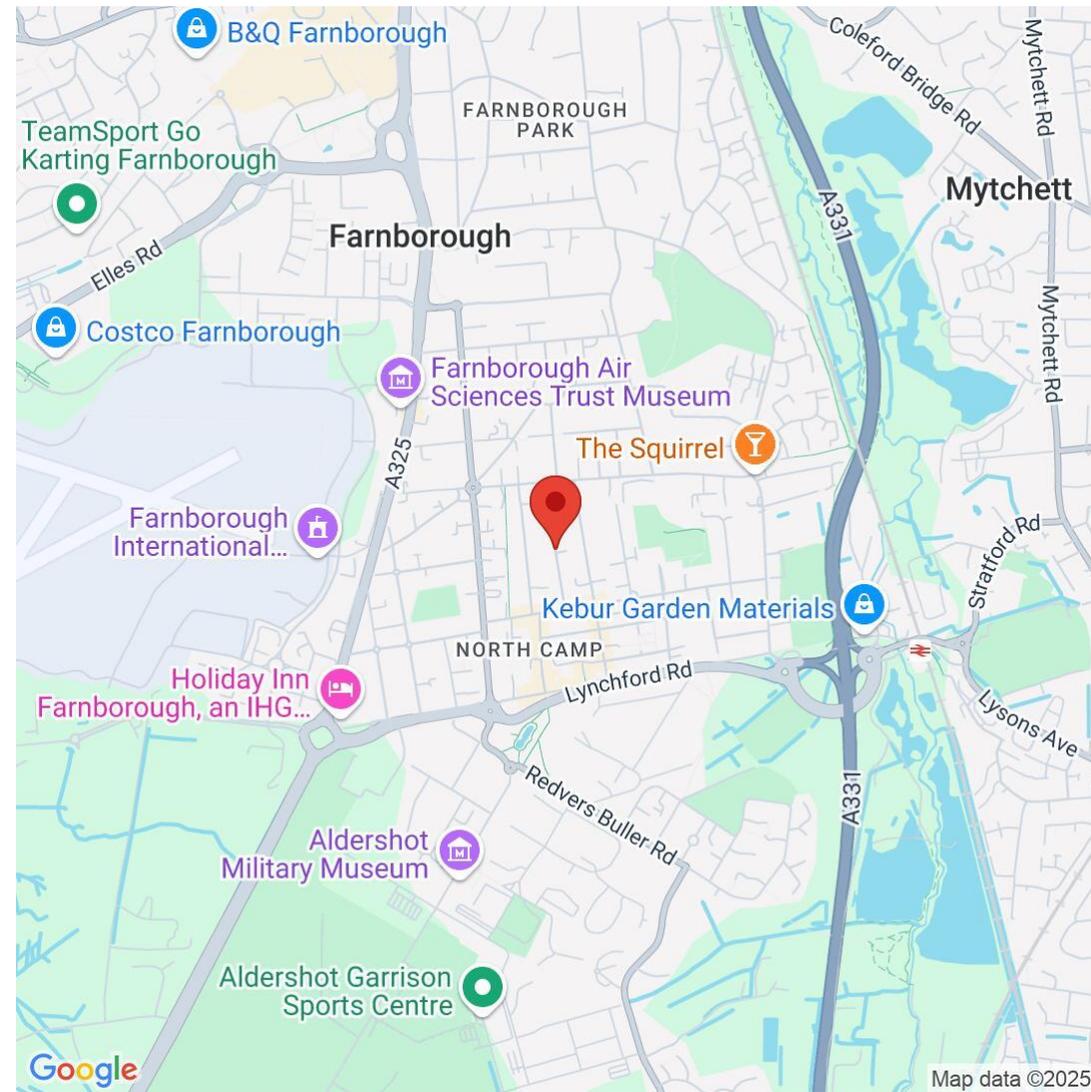
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID804204)

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 72                      | 77        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |