



**Osbornes**  
Independent estate agents

Brand House  
Coombe Way | Farnborough

## TOWN CENTRE LOCATION.

Two bedroom | Ensuite to Main Bedroom | Balcony | Allocated Underground Parking | Close to Main Line Station | No Onward Chain

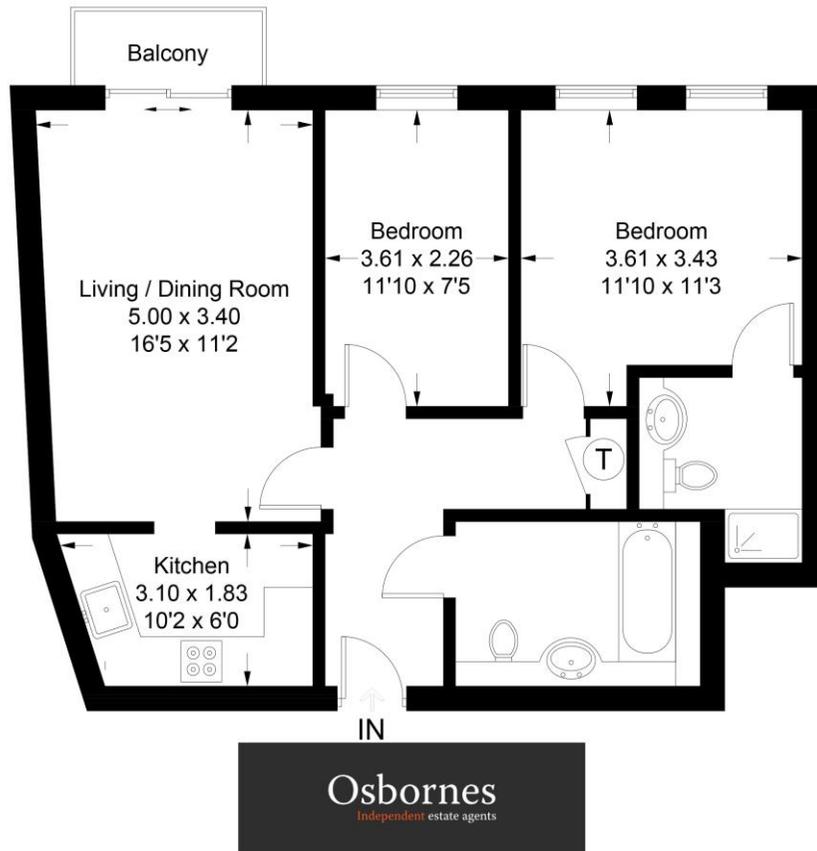
**£225,000 | Leasehold**

TOWN CENTRE LOCATION. This top floor two bedroom apartment is, in our opinion, offered to market in very good condition benefiting from spacious lounge/diner, balcony, fitted kitchen, fitted bathroom, en-suite to main bedroom and allocated underground parking. Situated in central Farnborough only a stones throw from the MAIN LINE STATION (less than 40 minutes to London Waterloo). EPC B - Council Tax Band C - Lease Remaining 109 Years - Service Charge £190pcm - Ground Rent £260pa 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  
Total = 62.6 sq m / 674 sq ft



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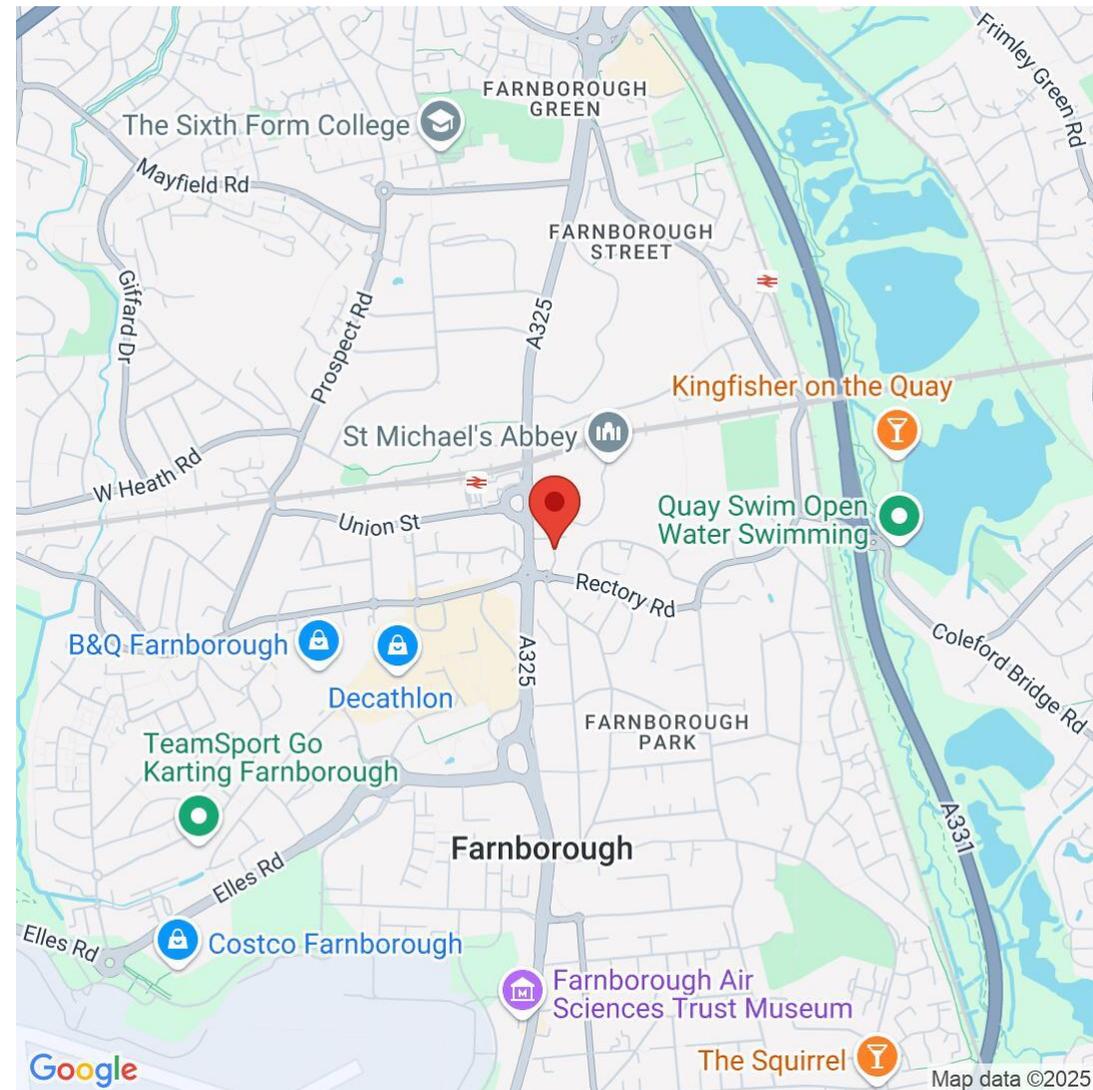
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (946073)

## 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> | 81                      | 81        |
| (69-80)                                     | <b>C</b> |                         |           |
| (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 |           |