



**Osbornes**  
Independent estate agents

Cathedral Court  
O'gorman Avenue | Farnborough

# Located in the Farnborough Central development and on the fringes of the town centre, airport and business park.

Refurbished Throughout | One Double Bedroom | Modern Kitchen | Modern Bathroom | Allocated Parking | No Onward Chain

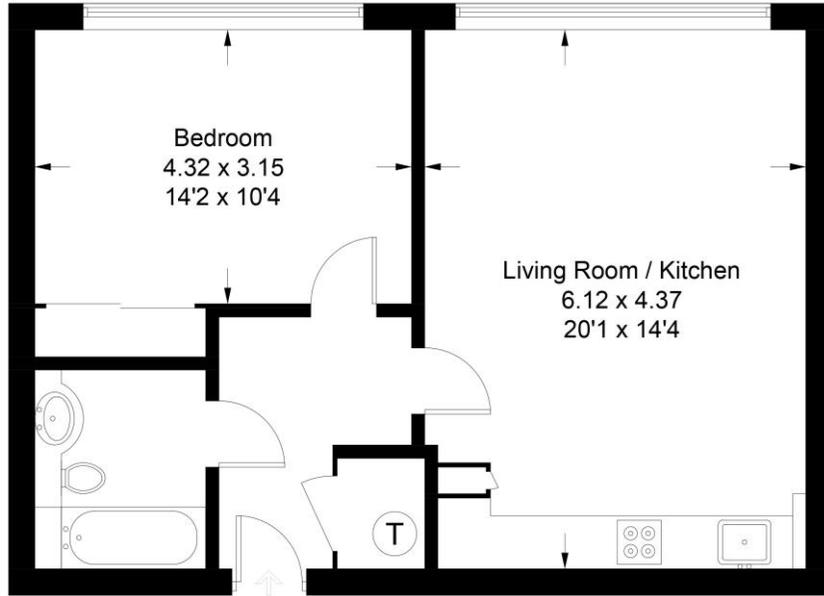
**£225,000 | Leasehold**

Located in the Farnborough Central development and on the fringes of the town centre, airport and business park, is this apartment situated in a former, now converted, Royal Aircraft Establishment aircraft manufacturing building. This light and airy second floor apartment has one double bedroom, benefits from nine foot high ceilings in the main rooms, has an open modern kitchen area, built in wardrobe, large modern bathroom and a security entry phone system. Other benefits are an allocated parking space, a lift servicing all levels and no onward chain. The structural test building at the former Royal Aircraft Establishment site, building Q153, was erected in 1942 for the testing of structures and airframes of various aircraft for airworthiness. The property is located within walking distance to main line train station and town centre. Council Tax Band: B EPC Band: C Lease circa 110 years remaining - Ground Rent, Service Charge, Building Insurance £1700 per annum 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  
53.8 sq m / 579 sq ft



First Floor



Cathedral Court

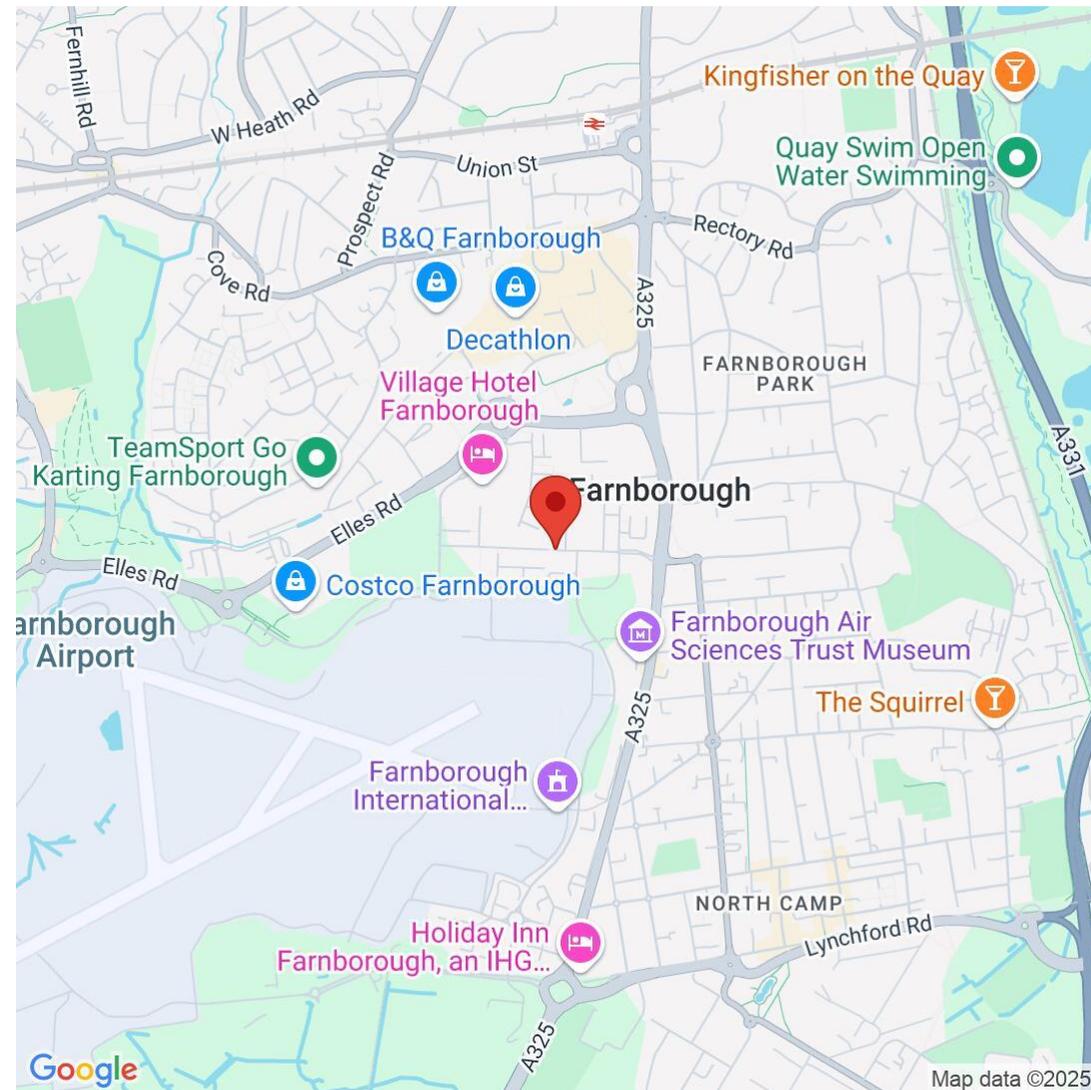
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1000415)

## 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)	A		
(81-91)	B		
(69-80)	C	76	83
(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	