



Osbornes
Independent estate agents

Southampton Street | Farnborough

SOUTH FARNBOROUGH CONSERVATION AREA.

Two Double Bedrooms | New Kitchen/Breakfast Room | Original Features | Bathroom & En-Suite | Communal Gardens | Allocated Off Street Parking

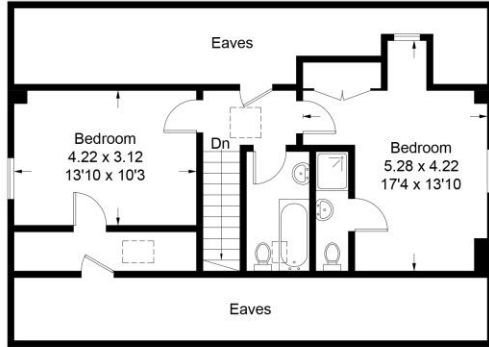
£287,000 | Share of Freehold

SOUTH FARNBOROUGH CONSERVATION AREA. This spacious two double bedroom split level apartment is offered to the market in our opinion in very good condition throughout and benefits from retaining many original features. The property further benefits from a new kitchen/breakfast room, spacious living room with original fireplace and feature bay window, refitted bathroom, en-suite to master bedroom, walk in wardrobe to second bedroom, communal gardens and allocated parking for one car. Situated in the popular South Farnborough within walking distance to the ever popular North Camp village and popular local schools also offering easy access to the A331/M3. INTERNAL INSPECTION ADVISED TO AVOID DISAPPOINTMENT. Council Tax Band B - EPC Band C - Service Charge £66pcm - Lease over 900 years remaining. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be

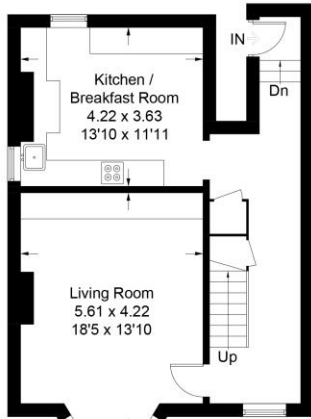




Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft
(Excluding Eaves)



Second Floor
Sq ft 511



First Floor
Sq ft 584



Southampton Street

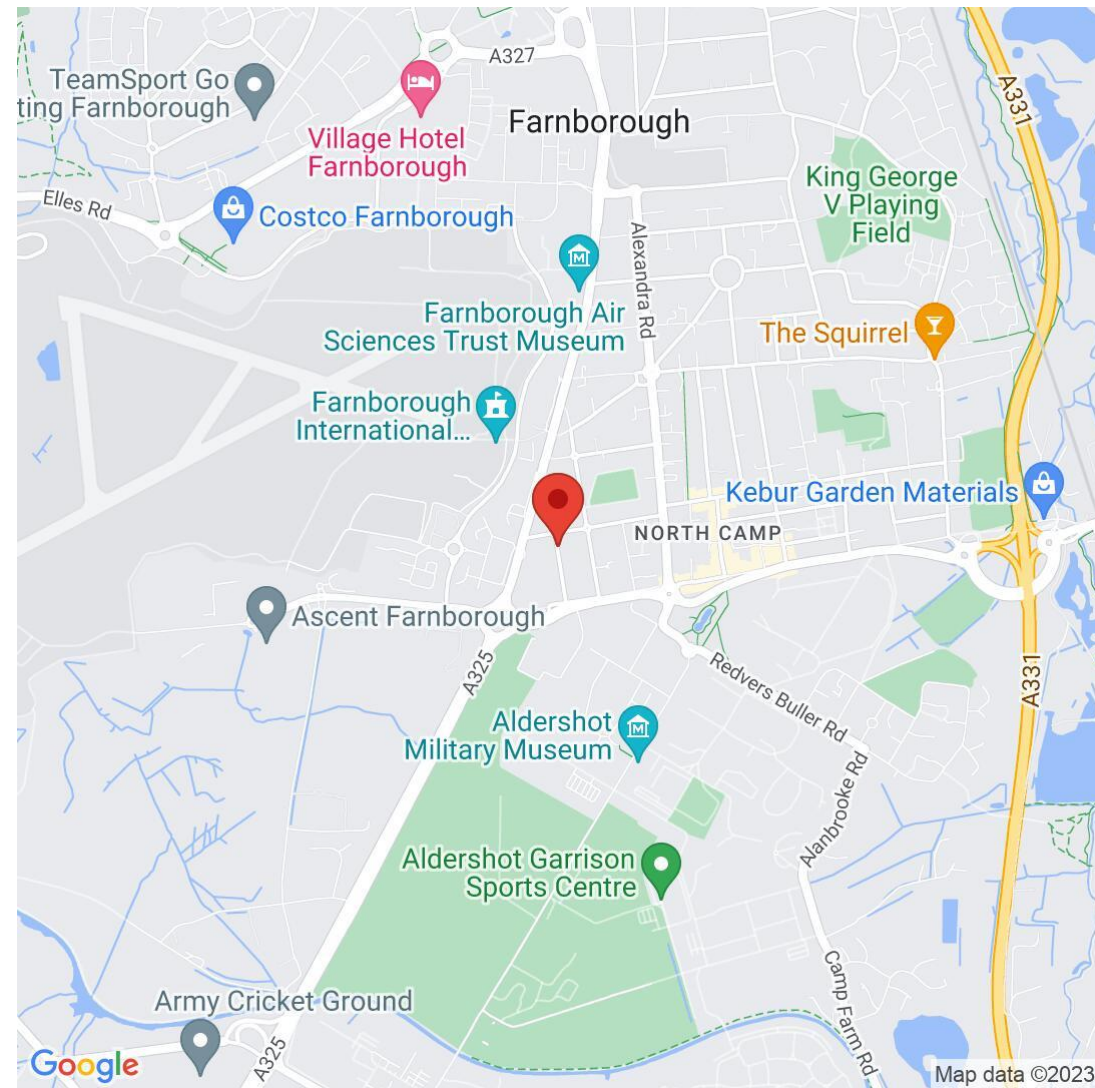
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID664845)

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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		80
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	