



Osbornes
Independent estate agents

Barton Court
Cambridge Road West | Farnborough

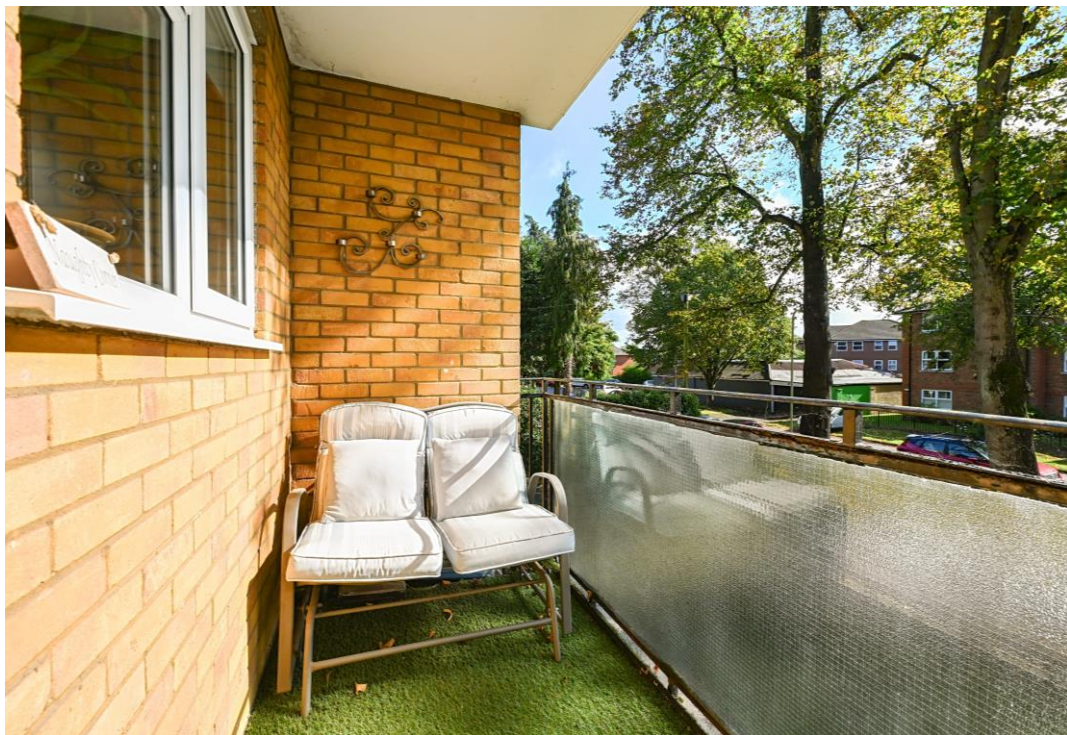
This modern and beautifully maintained two-bedroom apartment is in excellent condition throughout.

Two Bedrooms | Modern Kitchen | Modern Shower Room | Gas Central Heating | Balcony | Garage & Communal Parking

£275,000 | Leasehold

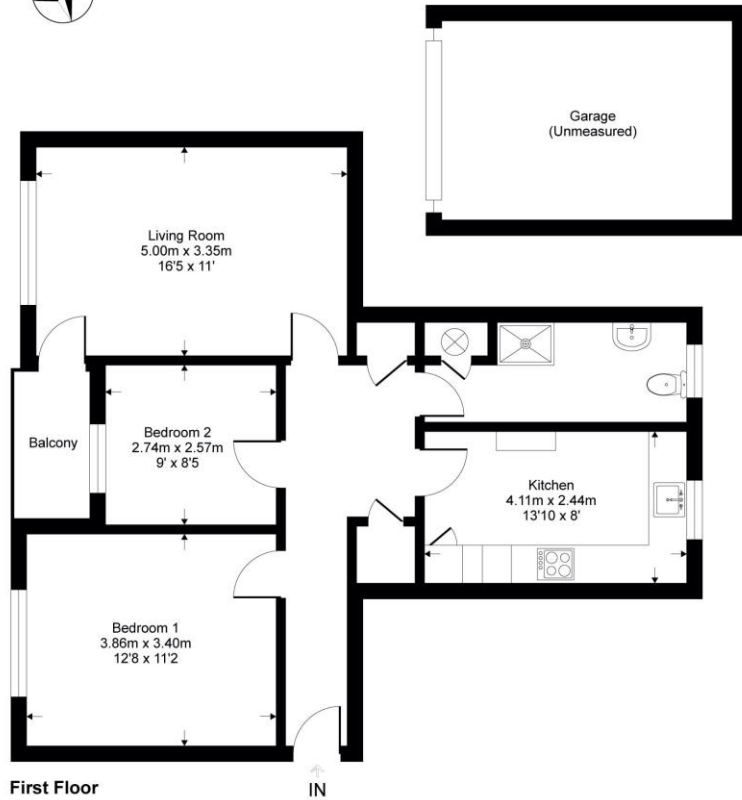
This modern and beautifully maintained two-bedroom apartment is in excellent condition throughout. Situated in a peaceful cul-de-sac in the highly desirable Church Circle area of South Farnborough, this first-floor property offers a bright and spacious atmosphere. Inside, you'll find two generous double bedrooms, with the master bedroom featuring built-in storage. The apartment also includes a large entrance hall, a recently refurbished modern kitchen with range of integrated appliances including fridge/freezer, washing machine, dishwasher, AEG oven and AEG coffee machine, a stylish refitted shower room with large walk in shower. The living room is expansive and leads to a private balcony, perfect for relaxing. Outside the property benefits from well kept communal gardens, garage and communal parking. Located within walking distance to the ever popular North Camp village and the variety of shops and café's along with the popular local schools. Also offering easy access to the A331/M3. Council Tax Band: B - EPC Band: TBC Lease 108 Years remaining - Service Charge £157pcm - Ground Rent £780 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.





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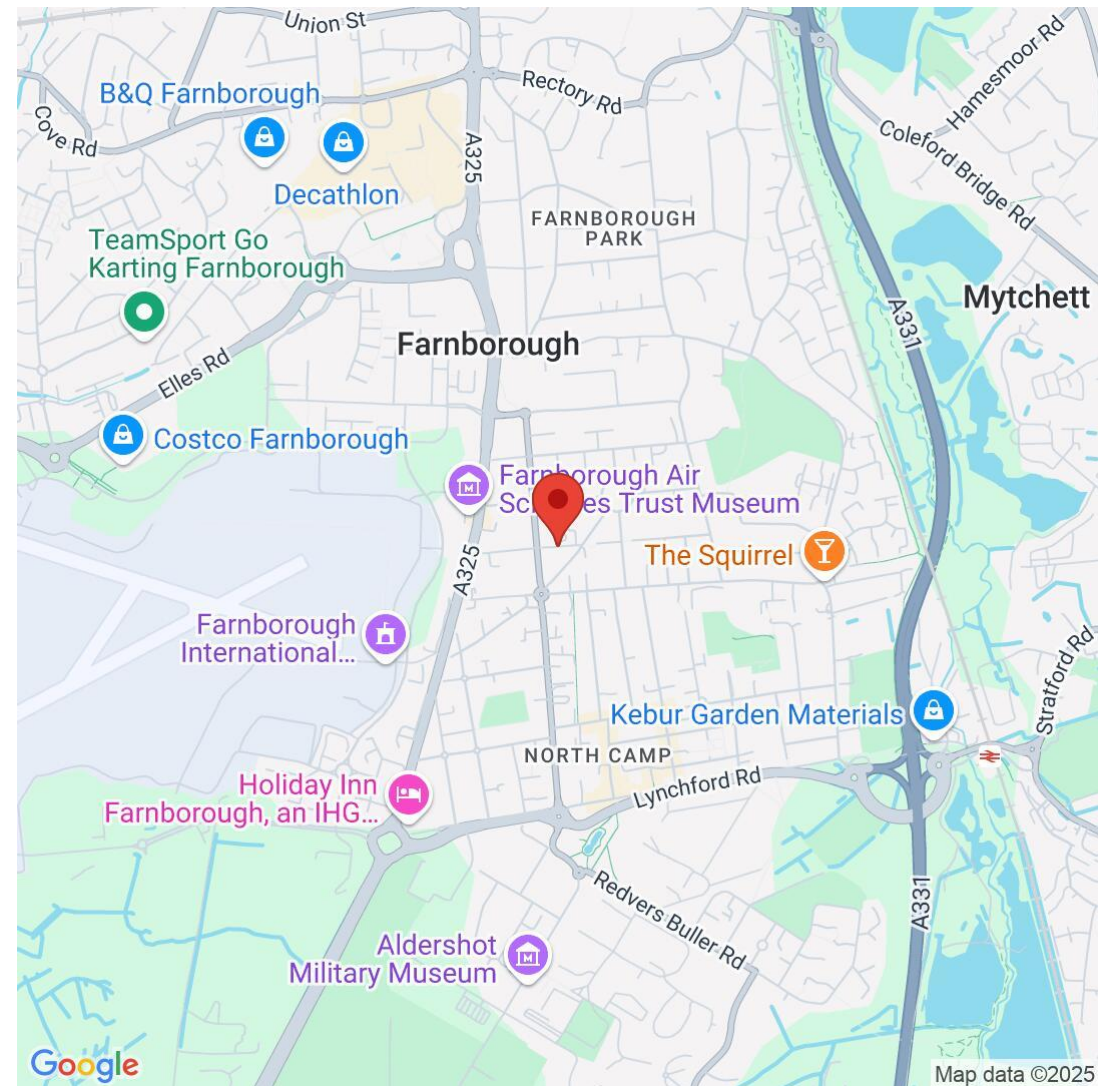
Approximate Gross Internal Area = 68.3 sq m / 736 sq ft
(excludes garage)



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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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.