



**Osbornes**  
Independent estate agents

Cove Road | Farnborough

# A well-proportioned two-bedroom maisonette, offering a bright and airy living space with modern finishes in the heart of Farnborough.

Two Bedrooms | Modern Kitchen | Modern Bathroom | Gas Central Heating

**£1,200 per month**

A well-proportioned two-bedroom maisonette, offering a bright and airy living space with modern finishes in the heart of Farnborough. The property benefits from a private entrance on the ground floor, leading up to a spacious first-floor living area. The open-plan living and dining room is generously sized, featuring large windows that allow plenty of natural light to flood the space. It is furnished with black leather sofas, a wooden coffee table, and stylish shelving, creating a comfortable and contemporary atmosphere. The modern fitted kitchen boasts sleek wooden cabinetry, black countertops, and integrated appliances, including an oven, washing machine, and dishwasher, making it both practical and stylish. The maisonette comprises two bedrooms, with the master bedroom offering ample space and large windows that enhance the natural brightness. The second bedroom is ideal for a guest room, home office, or child's bedroom. The contemporary bathroom is well-appointed with a white suite, a bath with an overhead shower, a chrome towel radiator, and blue accent tiling for a fresh and modern finish. Situated on Cove Road, this property is ideally located within easy reach of Farnborough Main and North Camp train stations, providing fast connections into London. The M3 motorway is also nearby, offering excellent road access. Local shops, supermarkets, and parks are just a short walk away, making this an ideal home for professionals, couples, or small families. EPC Band: D Council Tax Band: B Deposit Amount: £1,384.61

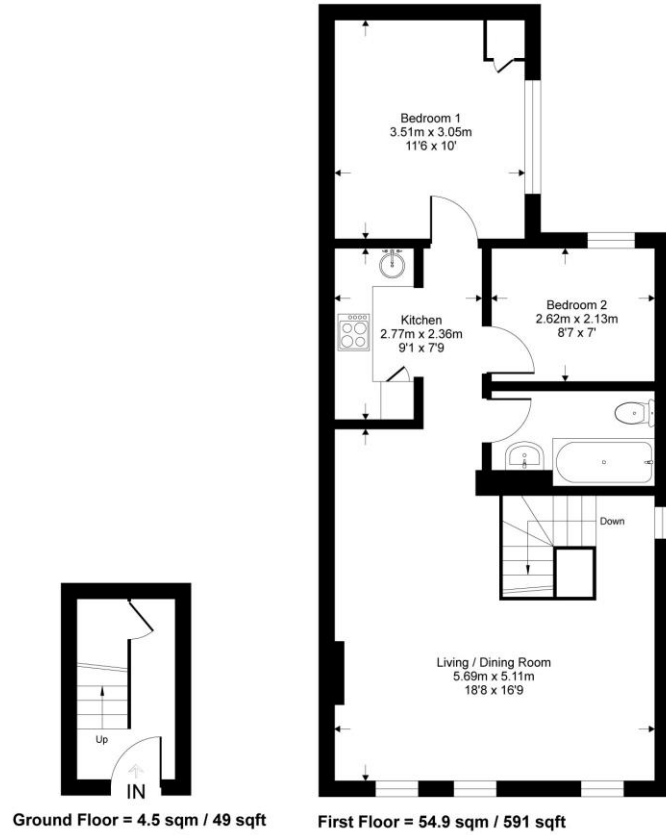






## Cove Road

Approximate Gross Internal Area = 59.4 sq m / 640 sq ft



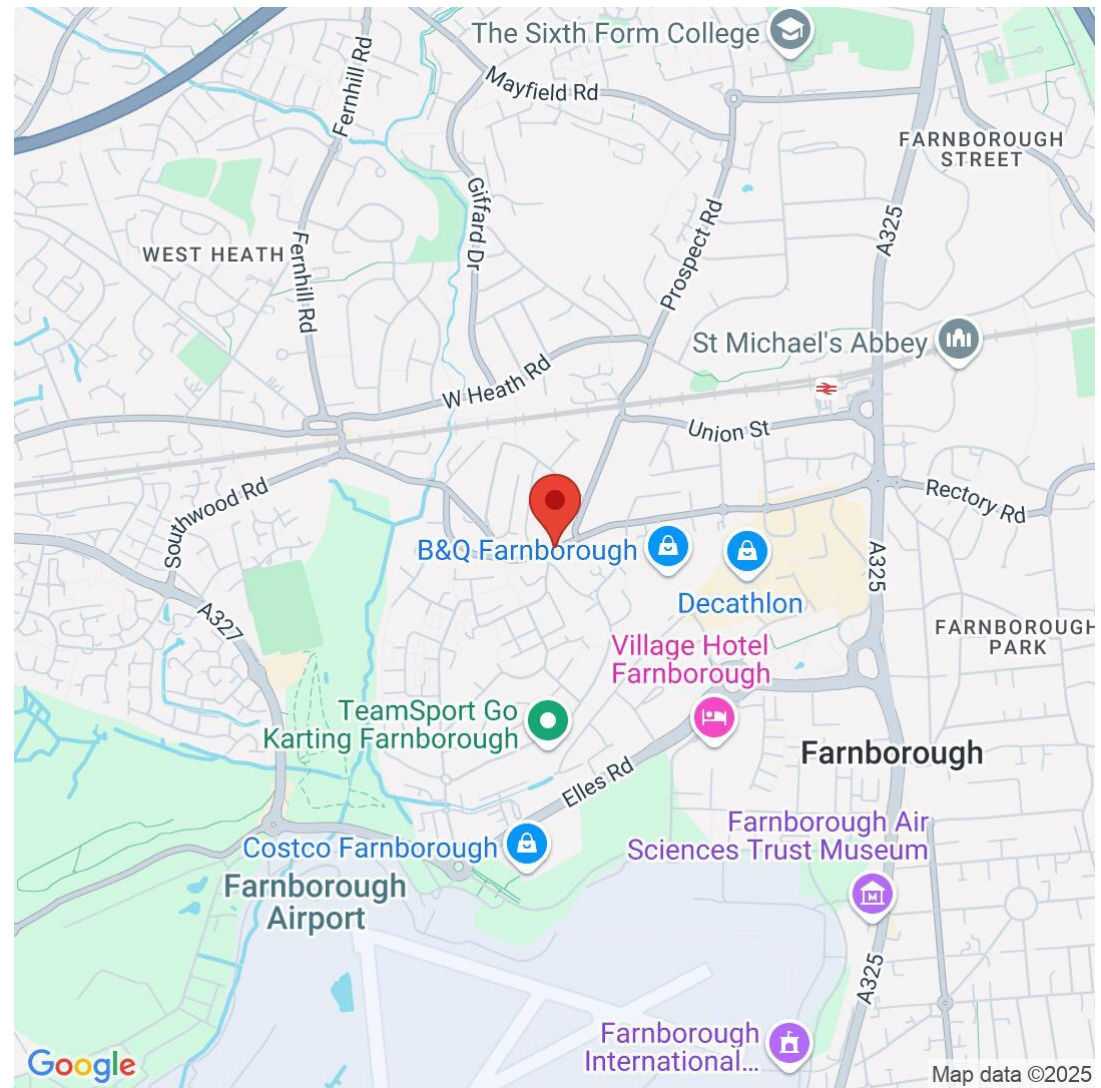
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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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	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	