



Osbornes  
Independent estate agents

Queens Road | Farnborough



# SHORT LEASE of 59 YEARS REMAINING.

Lease Remaining 59 Years | 1st Floor | Two Bedrooms | One Car Parking

**£175,000 | Leasehold**

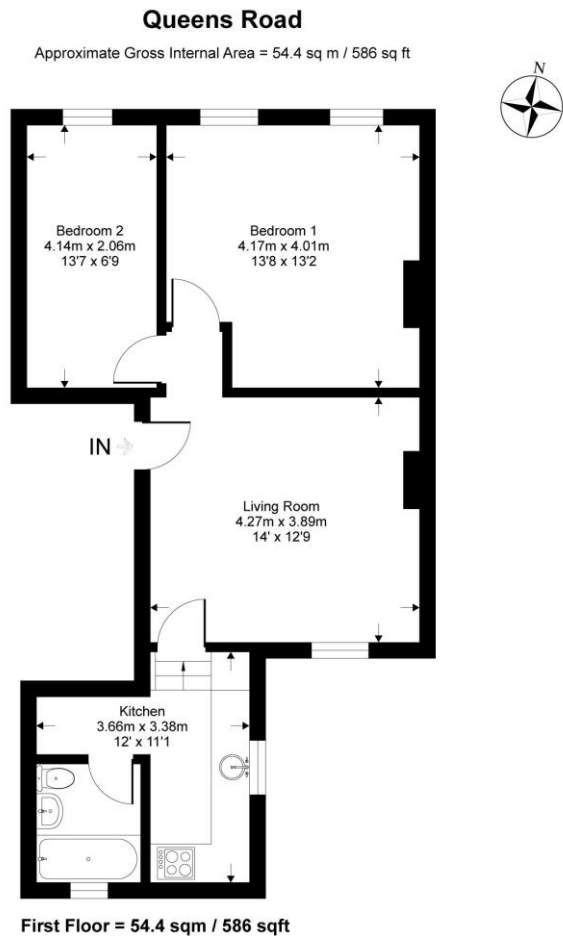
## SHORT LEASE of 59 YEARS REMAINING.

Located within a characterful period building, This apartment is a spacious and well-presented two-bedroom first-floor apartment, ideally positioned close to North Camp Village and Farnborough town centre with the mainline train station. The property offers a bright and airy living room with a large window, providing excellent natural light and a welcoming atmosphere. The kitchen is fitted with a range of white gloss units, contrasting worktops, and some integrated appliances, creating a practical and stylish cooking space. The bathroom is finished with contemporary tiling and features a white suite including a panel-enclosed bath with shower over, wash basin, and WC. There are two generous double bedrooms, both offering neutral décor and space for bedroom furniture. The property also benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.









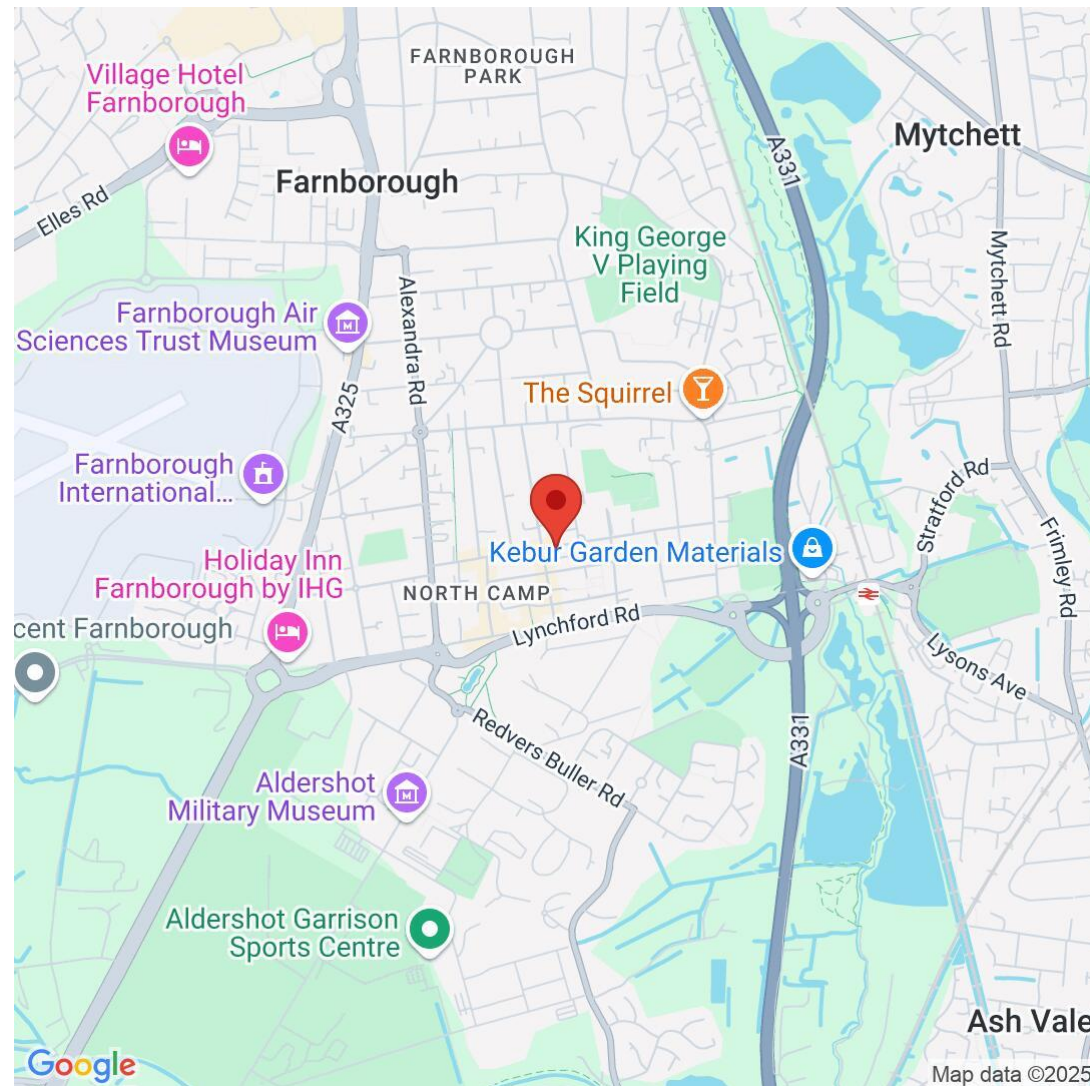
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	76	81
(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