



Osbornes
Independent estate agents

Winchester Street | Farnborough

Ideally positioned in a quiet and convenient location, this spacious two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors

Two Double Bedroom | Ground Floor | Single Garage | Communal Gardens | Seperate Kitchen | Lounge/Diner

£280,000 | Leasehold

Ideally positioned in a quiet and convenient location, this spacious two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Situated within a well-maintained development, the property benefits from its own garage, generous room sizes, and easy access to Farnborough town centre and train stations.

The accommodation extends to approximately 779 sq ft (72.3 sq m) and comprises:

A generous living/dining room with large east facing window providing plenty of natural light and space for both relaxing and entertaining.

A modern kitchen with ample wall and base units, fitted oven and hob, and space for appliances, enjoying pleasant views to the front.

Two well-proportioned double bedrooms, the larger of which includes an extensive run of wardrobes.

A contemporary bathroom with a white suite, bath with shower over, and neutral tiling.

Further benefits include gas central heating, double glazing throughout, and a private garage located in a nearby block.

Located on Winchester Street, the property enjoys a peaceful residential setting just a short walk from Farnborough town centre, local shops, bus routes, and Farnborough Main station offering fast services to London Waterloo.

This property is ready to move into and would suit those looking for low-maintenance living in a sought-after area. Viewings are highly recommended.

EPC Band C - Council Tax Band C £1967 per annum - Lease Remaining 163Years - Lease End Date 25th March 2189 - Ground Rent £Pepper Corn per annum - Service Charge £TBC

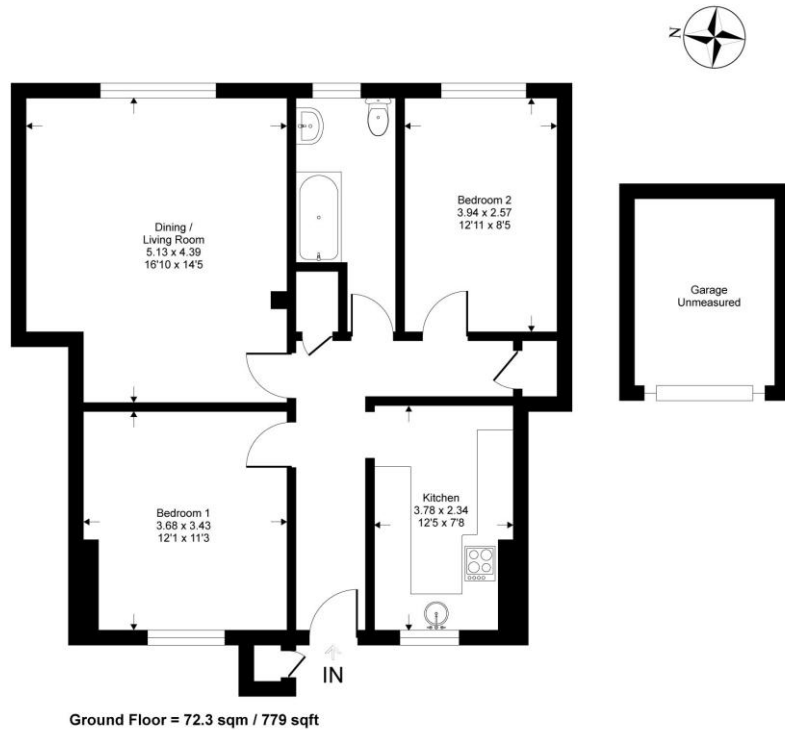
Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





Winchester Street

Approximate Gross Internal Area = 72.3 sq m / 779 sq ft
(excludes store & garage)



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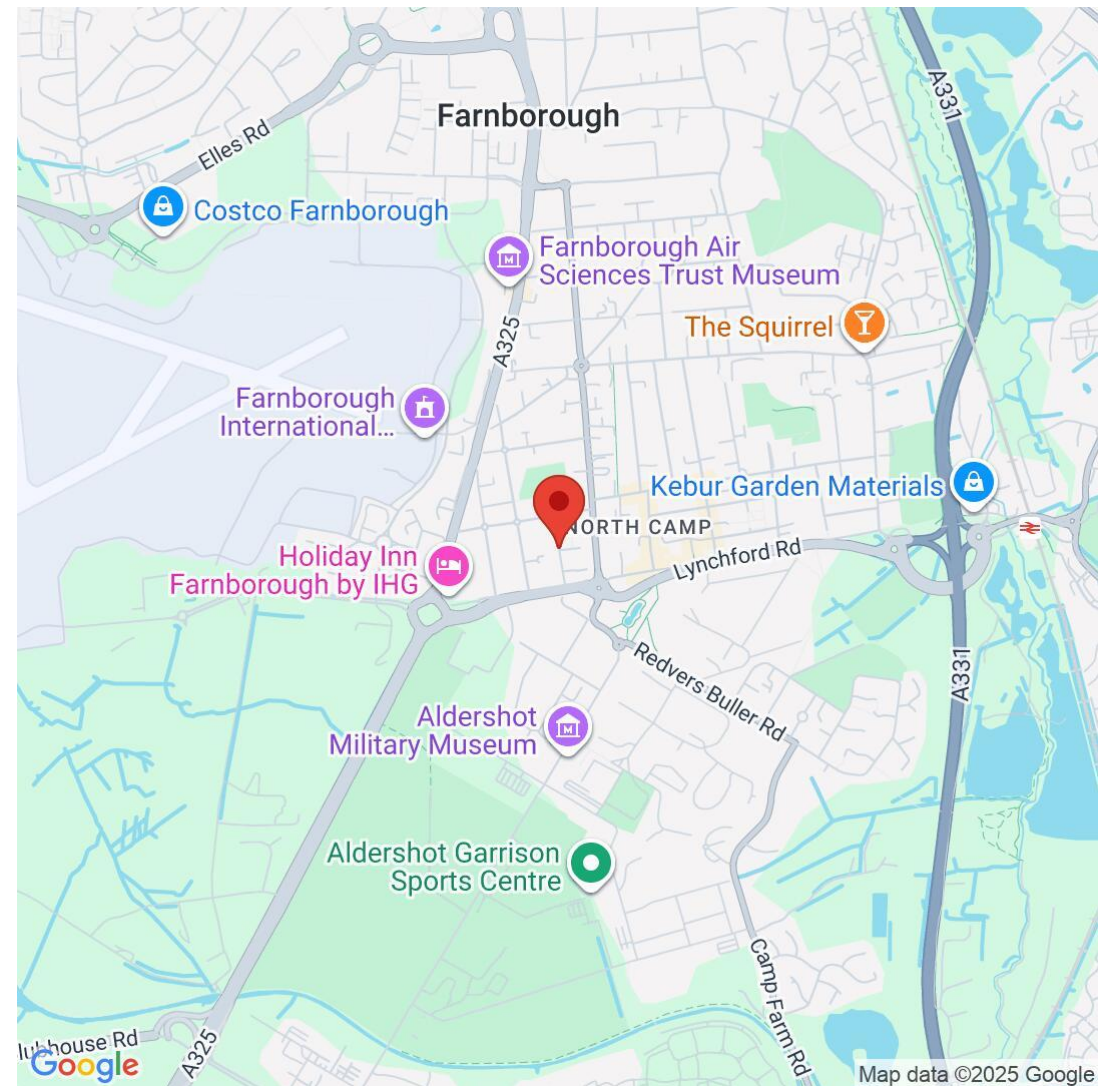
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
EU Directive 2002/91/EC		
England, Scotland & Wales		