



Osbornes
Independent estate agents

Coxwell Avenue | Farnborough

A well-presented and spacious one-bedroom first-floor apartment offering approximately 508 sq ft of accommodation, with a generous open-plan kitchen/living room

One Double Bedrom | Modern Kitchen | Modern Bathroom | Communal Gardens | Allocated Parking | Visitor Parking

£165,000 | Leasehold

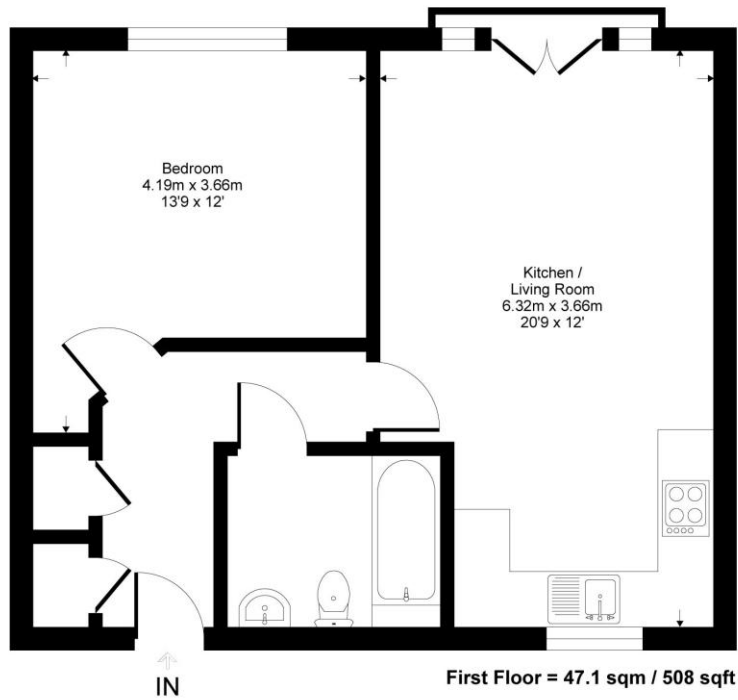
A well-presented and spacious one-bedroom first-floor apartment offering approximately 508 sq ft of accommodation, with a generous open-plan kitchen/living room, double bedroom and allocated parking. The property is entered via a communal entrance, with the apartment itself opening into a hallway providing access to the accommodation and useful built-in storage. The main living space is a particular feature of the property, measuring approximately 20'9" x 12' and combining a comfortable sitting area with a modern fitted kitchen. The kitchen provides a good range of fitted units and work surfaces, together with an integrated oven and gas hob, while French doors from the living area provide plenty of natural light and open to a Juliet-style balcony overlooking established greenery. The bedroom is a generous double, measuring approximately 13'9" x 12', with a large window creating a bright and comfortable room. The accommodation is completed by a bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC. Externally, the development benefits from communal grounds, allocated residents' parking & visitor parking. Coxwell Avenue is conveniently positioned for access to Farnborough town centre, local amenities and transport connections, making the property well suited to first-time buyers, commuters or investors. Council Tax Band: B EPC Band: B. Lease 116 years remaining - Ground Rent £0 per annum Service Charge & Estate Fee £89.32pcm. 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.





Coxwell Avenue

Approximate Gross Internal Area = 47.1 sq m / 508 sq ft



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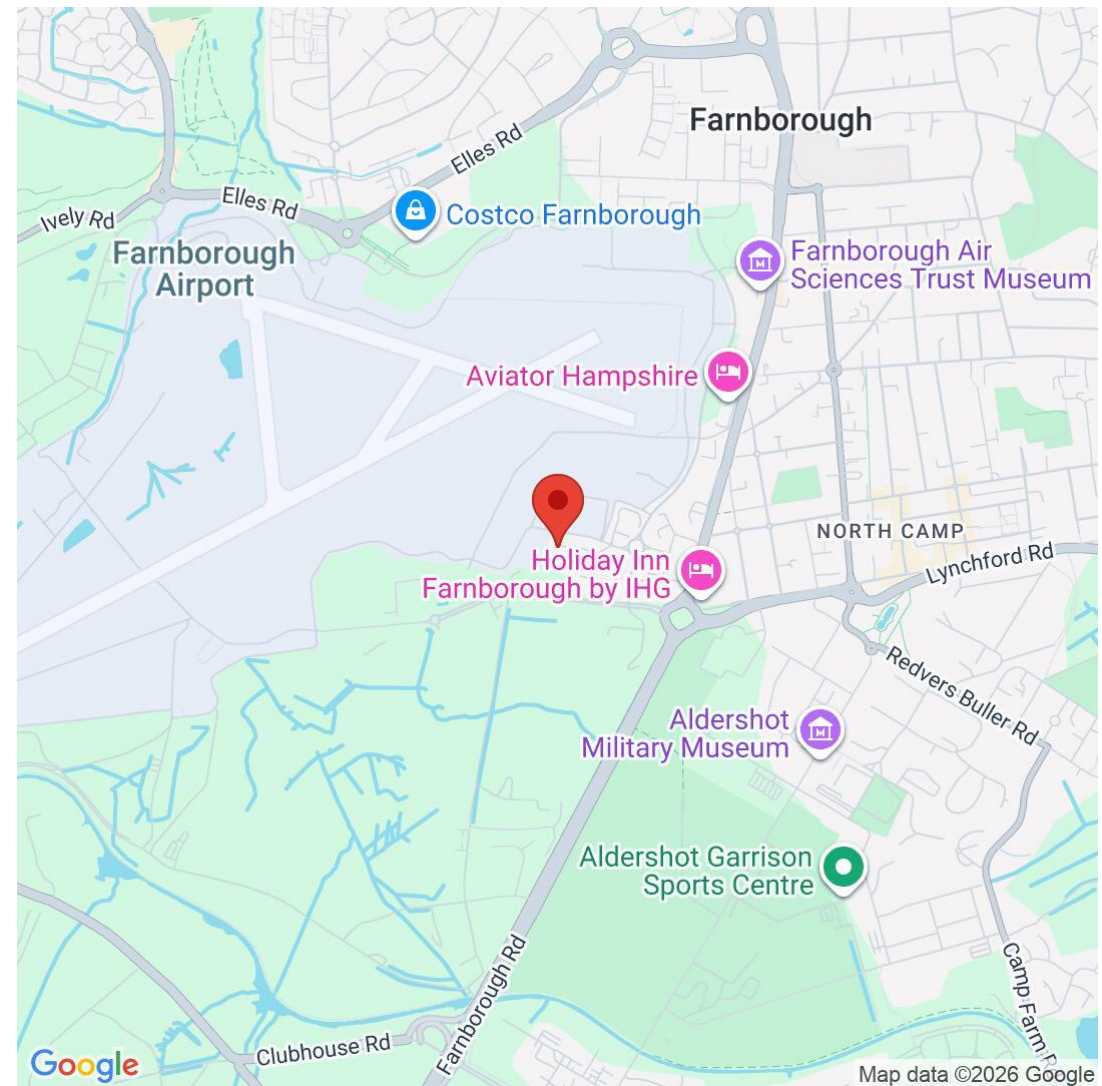
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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		
	84	84
EU Directive 2002/91/EC		
England, Scotland & Wales		