



Osbornes
Independent estate agents

Tredenham Close | Farnborough

END OF CHAIN. CASH BUYERS ONLY.

End of Chain | Approximately 39 Years Lease | Ground Floor Maisonette | Two Double Bedroom | Garage in Block | Gas Central Heating

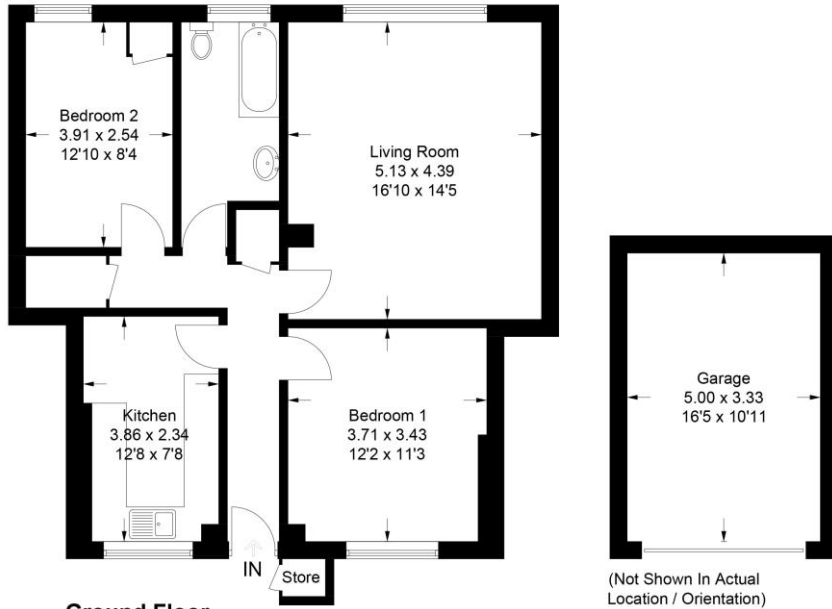
£178,500 | Leasehold

END OF CHAIN. CASH BUYERS ONLY. A spacious two bedroom ground floor maisonette benefits from two double bedrooms, a fitted kitchen, gas central heating, double glazing and garage in block. Situated in a popular tree lined avenue in South Farnborough within walking distance to local amenities and offering easy access to A331/M3. CUL-DE-SAC LOCATION. EPC Band C - Council Tax Band C £1876 per annum - Lease Remaining 39 Years - Lease End Date 1st May 2064 - Ground Rent £100 per annum - Service Charge is on a Adhoc Basis 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.





Approximate Gross Internal Area = 88.6 sq m / 954 sq ft
(Includes Garage & Excludes Store)



Ground Floor

(Not Shown In Actual Location / Orientation)



Tredenham Close

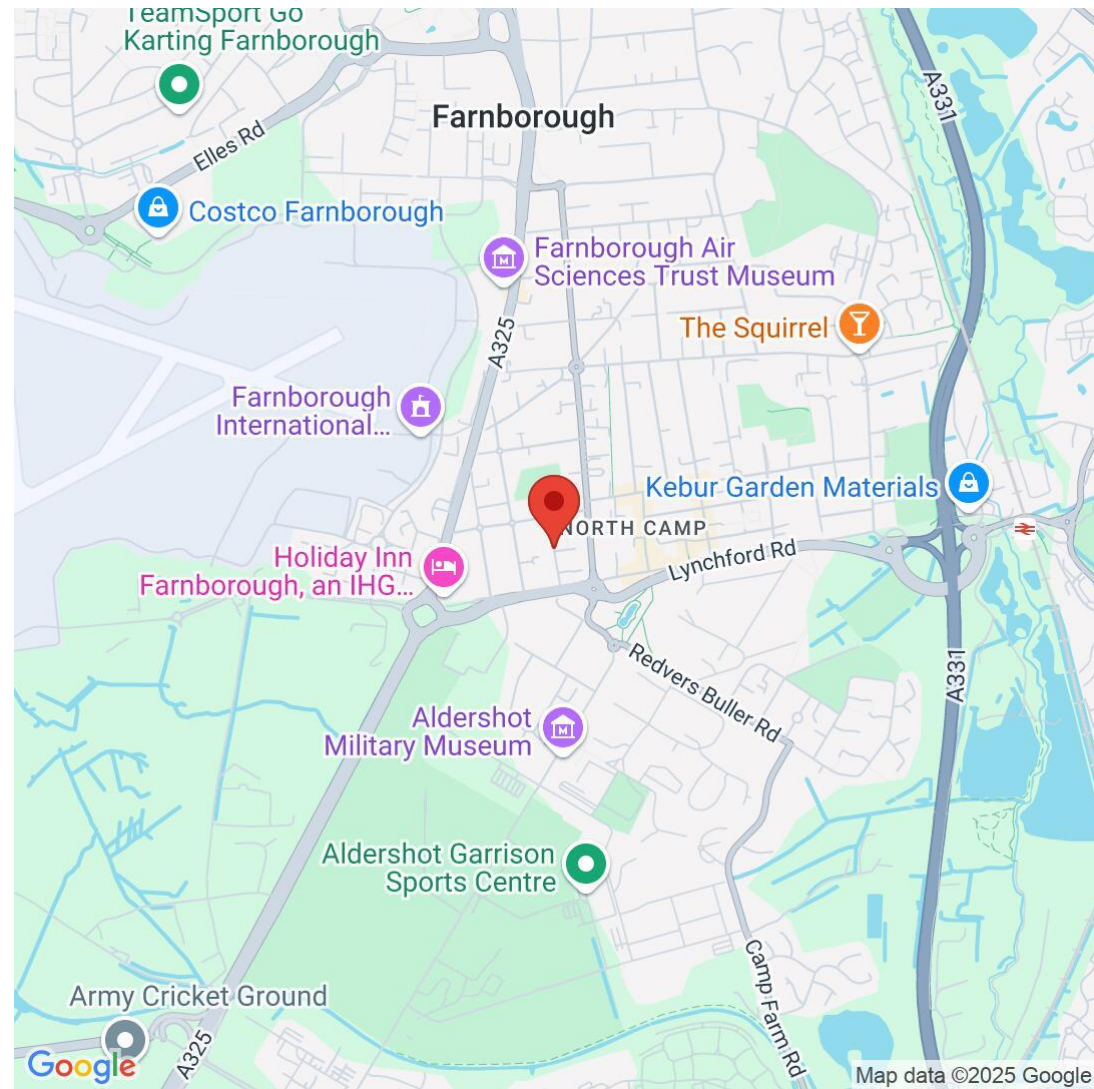
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID778822)

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	73	76
(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	