



**Osbornes**  
Independent estate agents

Beta Road | Farnborough



---

# **PRIVATE GARDEN. This first floor two bedroom maisonette is offered to the market in our opinion in great order throughout having just been refurbished.**

Two Double Bedroom | Refitted Kitchen | Refitted Bathroom | Balcony | Private Garden | New Lease on Completion

## **Offers in excess of £250,000 | Leasehold**

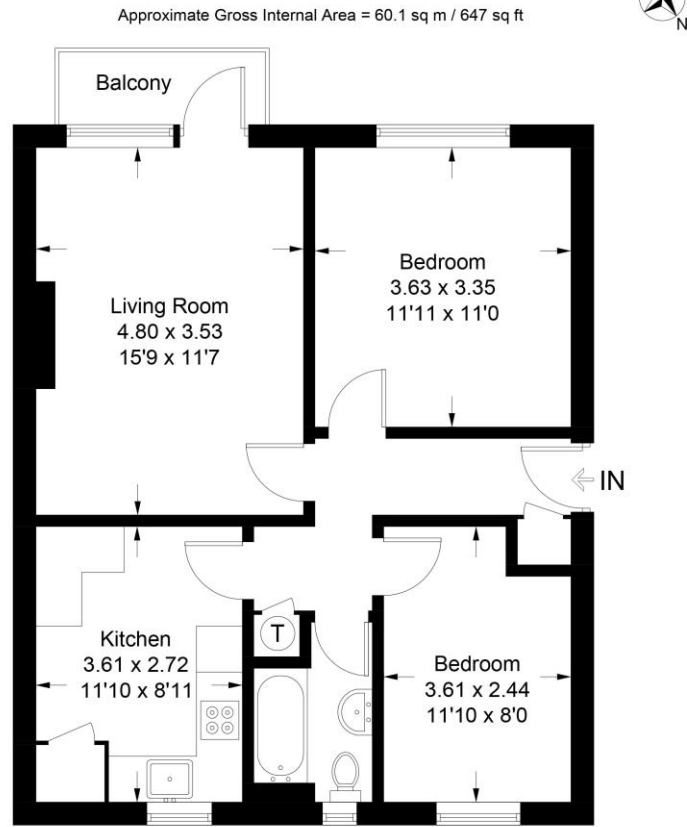
---

PRIVATE GARDEN. This first floor two bedroom maisonette is offered to the market in our opinion in great order throughout having just been refurbished. The property benefits from a refitted kitchen breakfast room, refitted bathroom, gas central heating, balcony, landscaped private garden, allocated parking. Located in a popular area just 0.6 miles from Farnborough mainline station, local amenities, schools and parks are all nearby along with major road links also being easily accessible. Viewing is highly recommended to appreciate the property in full. NO ONWARD CHAIN. 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. Lease: New lease on completion Ground Rent £160 per annum EPC Band: D Council Tax Band: B









**First Floor**



**Beta Road**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1095464)

## 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	