



Osbornes
Independent estate agents

Osborne Road | Farnborough

SHARE OF FREEHOLD with 900 PLUS YEARS REMAINING ON LEASE. This top floor one bed apartment.

Share of Freehold | 900 Plus Yease remaining on Lease | No Onward Chain | Walking to Local Amenities | Easy Access to Mainline Train Station | Easy Access to A331/M3


£200,000 | Share of Freehold

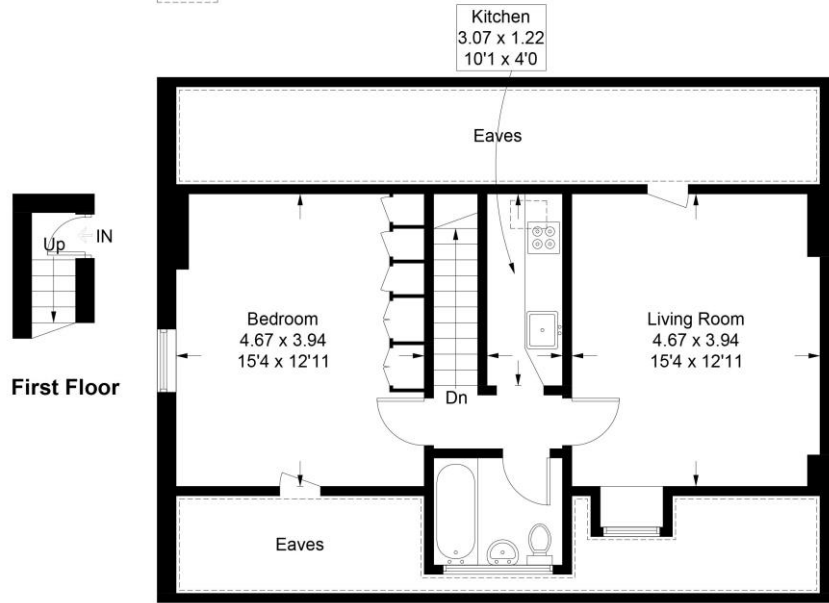
SHARE OF FREEHOLD with 900 PLUS YEARS REMAINING ON LEASE. This top floor one bed apartment. Comprising; reception room, Kitchen including white goods, three piece family bathroom with shower over bath, 15 foot 4 inch x 12 foot 11 inch bedroom with fitted cupboards and 15 foot 4 inch x 12 foot 11 inch living room. Offered with NO ONWARD CHAIN. Situated within walking distance to local amenities and offering easy access to mainline train stations and the A331/M3. LOCATED IN THE CONVERSATION AREA OF SOUTH FARNBOROUGH Council Tax Band B - EPC Rating D - Ground Rent £Nil - Maintenance Charge £ - Lease End Date 01/10/2983 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
 First Floor = 1.4 sq m / 15 sq ft
 Second Floor = 50.2 sq m / 540 sq ft
 Total = 51.6 sq m / 555 sq ft
 (Excluding Eaves)

 = Reduced headroom below 1.5m / 5'0"



Second Floor



Osborne Road

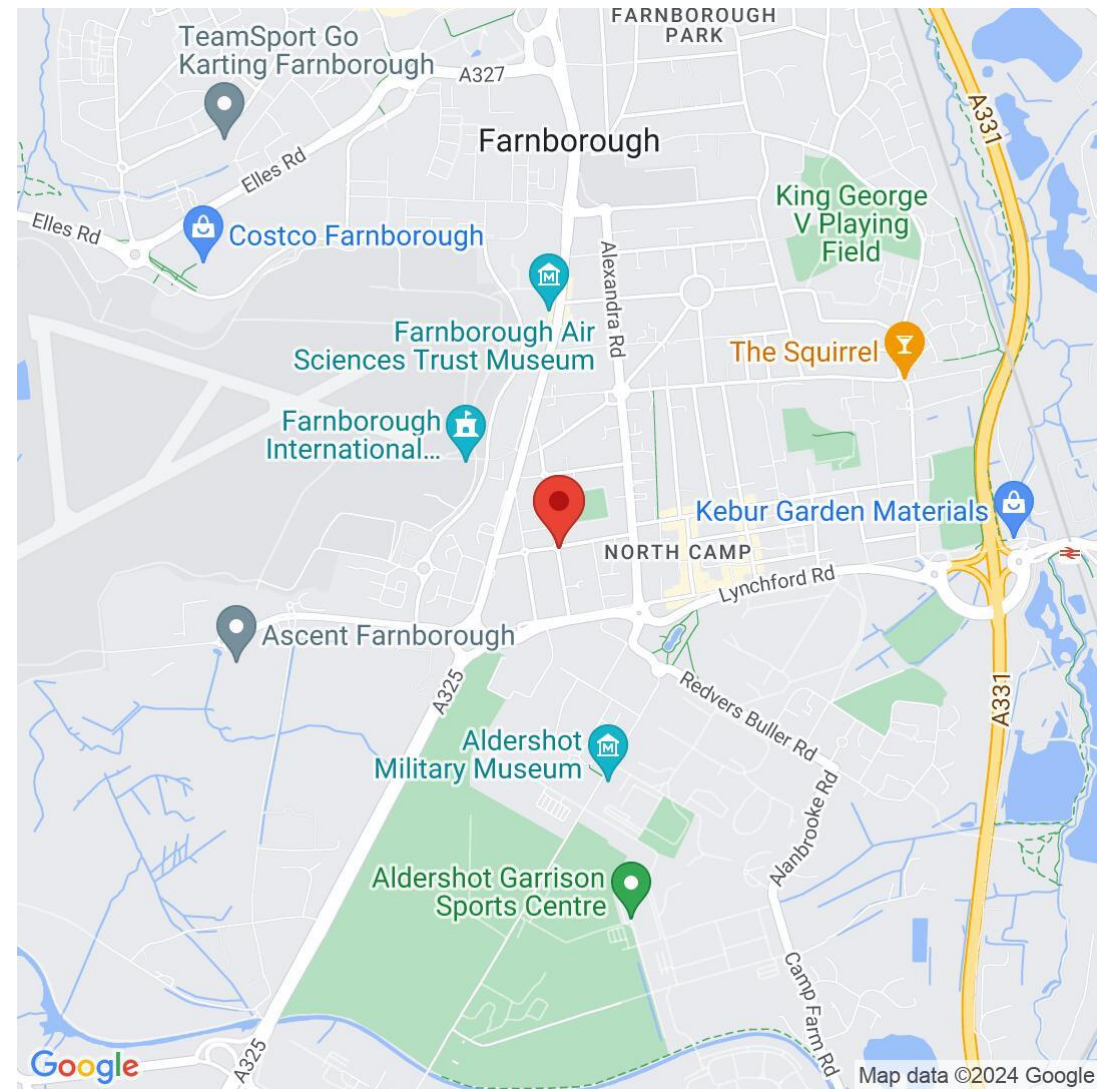
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID884348)

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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	55	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	