



**Osbornes**  
Independent estate agents

Lynchford Road | Farnborough



# This three bedroom apartment is offered to the market with no onward chain. The property benefits from a refitted kitchen/breakfast room, refitted bathroom and double glazing.

Three Bedrooms | Refitted Kitchen/Breakfast | Refitted Bathroom | No Onward Chain

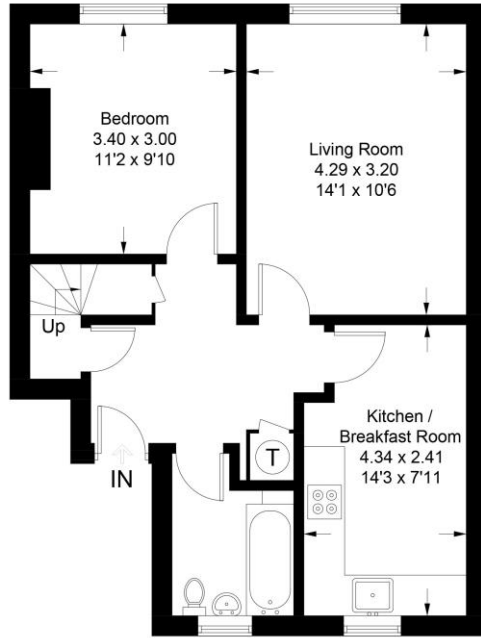
**£195,000 | Leasehold**

This three bedroom apartment is offered to the market with no onward chain. The property benefits from a refitted kitchen/breakfast room, refitted bathroom and double glazing. Located in the heart in of North Camp village and popular local schools also offering easy access to the A331/M3. NO ONWARD CHAIN. EPC Band E - Council Tax Band B £1,641 - 121 years remaining on the lease - Ground Rent £250 per annum - Service charge Adhoc 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.

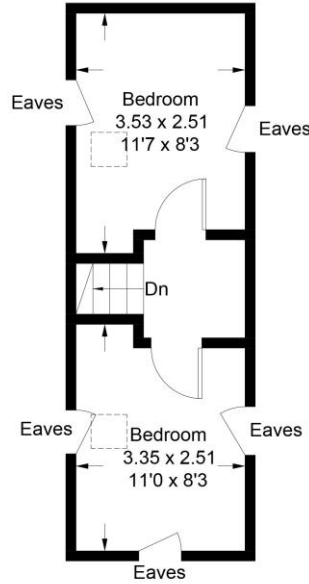




Approximate Gross Internal Area  
 Second Floor = 50.3 sq m / 541 sq ft  
 Third Floor = 19.9 sq m / 214 sq ft  
 Total = 70.2 sq m / 755 sq ft



**Second Floor**



**Third Floor**



**Lynchford Road**

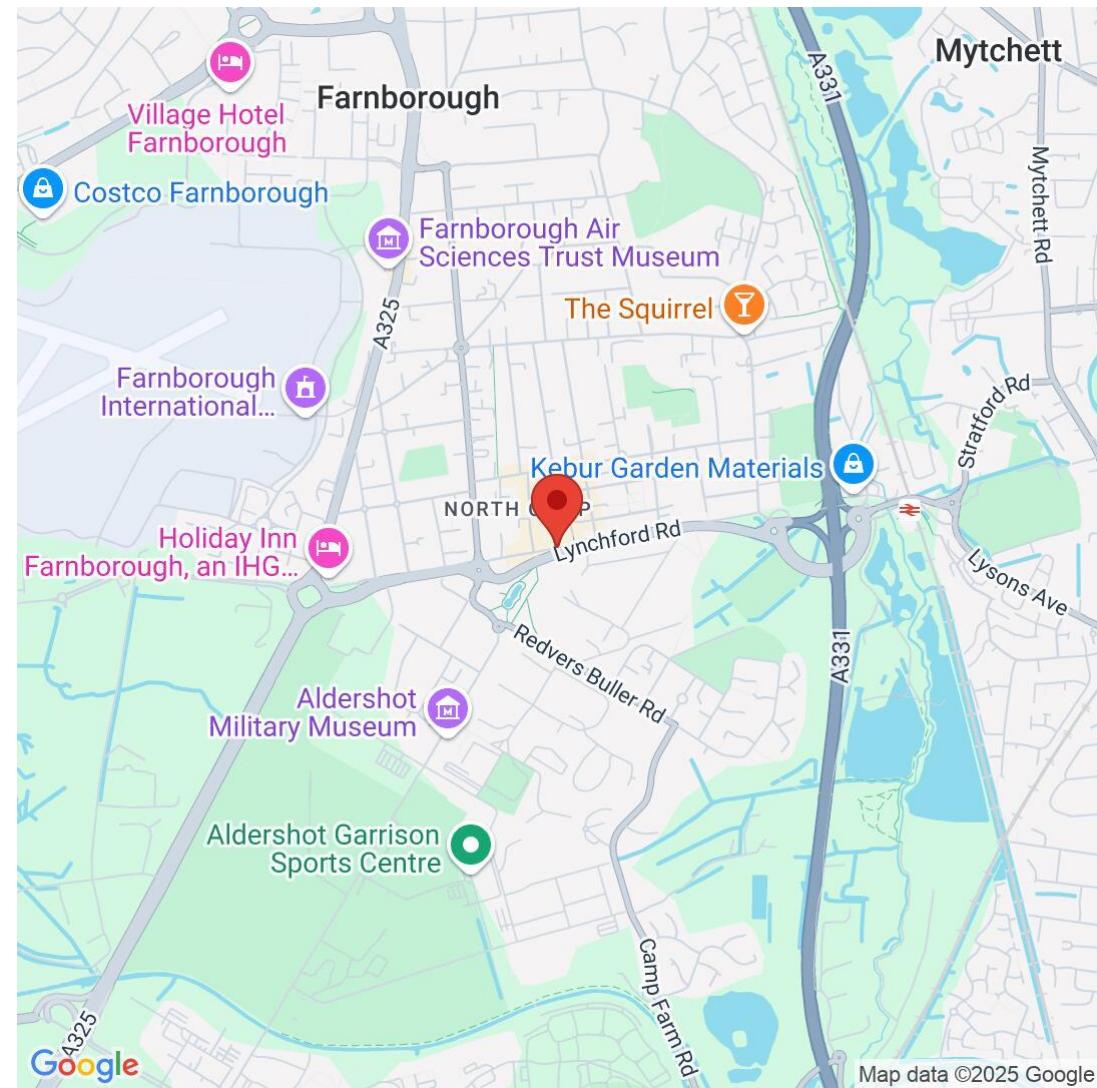
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID756444)

## Osbornes Estate Agents

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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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	