



**Selbon**

Residential sales & lettings

Salisbury Road, Farnborough,  
Hampshire, GU14 7AZ

Offers in excess of £125,000 Leasehold



**01252 979300**

Selbonproperty.co.uk



- First Floor Retirement Apartment
- Entrance Hall
- 12ft Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Resident Management Team & Careline Alarm System
- Communal Entrance With Security Entry Phone
- 15ft Lounge
- 2 Bedrooms & Shower Room
- Communal Grounds & Visitor Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer this over 60's, first floor retirement apartment to the market, conveniently located for Farnborough amenities, and is within walking distance to the town centre, a doctors surgery, a pharmacy and bus stop.

The property is ideal for those who are looking for independent living with the benefit of a communal residents lounge as well as the safe knowledge that there resident management staff and a Careline alarm service are also available.

The property was granted a 999 year lease on 1st January 1987 with approximately 963 years remaining, the current service charges are £303.89 per month (£3694.64 per annum).

Accessed via a door with security entry phone system, the communal hall leads to just two apartments, there are stairs leading to a small landing with a front door to the entrance hall with a large airing cupboard housing the boiler and storage shelving and doors leading to the lounge, bedrooms and shower room.

There is a front aspect 15ft lounge with space for table and chairs with access to the 12ft refitted kitchen with white high gloss cupboard and drawer units. There is a 14ft main bedroom and 11ft bedroom two with a built in wardrobe, both are rear aspect over looking the communal grounds and there is a refitted shower room.

Further benefits include, gas radiator heating, double glazed windows, emergency careline alarm system, communal grounds, residents lounge and ample residents and visitors parking.

Farnborough connects to the M3 and major roads, it has become a choice setting for business headquarters and hosts the 'International Air Show'. St Michael's Abbey is a notable structure along with Queen Elizabeth country park, whilst King George Playing Fields hosts numerous community events. A choice of three stations, Farnborough main, Farnborough North and North Camp, collectively serve links to London Waterloo, Reading and Gatwick Airport.

Offered with no onward chain we recommend an early viewing.















