



Trident House, Victoria Road, Farnborough

£167,500



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Excellent located and built in 2019, this spacious 1 bed apartment, with parking, is close to Farnborough mainline station, town centre, local amenities as well as some relaxing country walks.

FEATURES

- Ideal for Investors
- NO ONWARD CHAIN
- Superb town centre location
- Allocated parking space
- Excellent transport networks nearby
- 0.4 miles to Farnborough mainline station - direct to Waterloo 37 mins
- Local parks and woodland walks
- Video / audio entry system and lift
- Lease term 995 years
- Band A – Rushmoor Borough Council

ACCOMMODATION

- Entrance hall
- Fully fitted Howden Kitchen
- Large open plan living room
- Spacious bedroom
- Bathroom with large shower unit & storage units
- Storage cupboard

Outside

- Allocated parking
- Cycle / motorbike store

Lease Information

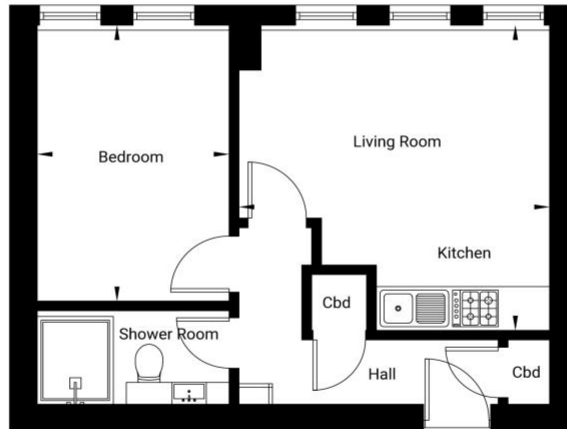
- Lease term 996 years remaining
- Service charge £1267 pa
- Ground Rent £150pa
- EPC C



TRIDENT HOUSE, 44 VICTORIA ROAD FARNBOROUGH GU14 7PG



Approximate gross internal area: 34.9 sq m / 376 sq ft



Second Floor

Living Room / Kitchen, 4.18m [13'-8"] x 4.08m [13'-5"]

Bedroom, 3.78m [12'-5"] x 2.52m [8'-3"]

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU14 7FU**



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