



Trident House, Victoria Road

Guide Price £180,000



## Trident House, Victoria Road, Farnborough

We are excited to be marketing this spacious, modern 1 bed apartment, built in 2019. It is beautifully finished and can be found a stones throw away from the mainline train station, Farnborough town centre and some beautiful country walks.

### FEATURES

- Ideal for Investors
- Superb town centre location
- Light and airy rooms
- Stylish and superbly built
- Allocated parking space
- Excellent transport networks nearby
- Direct Line train to Waterloo (37 mins)
- Local parks and woodland walks
- Video / audio entry system and lift

### ACCOMMODATION

- Entrance hall
- Fitted Howdens Kitchen
- Open plan living room
- Bedroom
- Bathroom with bath/shower unit & storage
- Storage cupboard

### OUTSIDE

- Allocated parking
- Cycle/motorbike store

### COUNCIL TAX

Rushmore Borough Council – Band B

### LEASE/EPC INFORMATION

- Lease term 995 years remaining
- Service charge £1,267 pa
- Ground Rent £150 pa
- EPC C

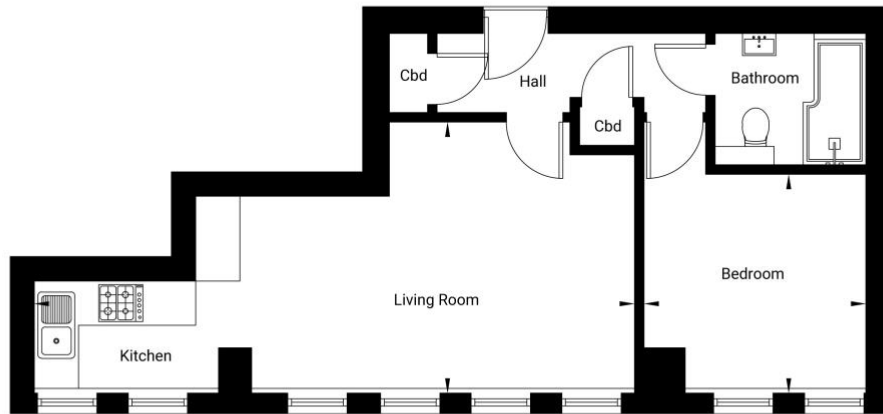




# APARTMENT 9 TRIDENT HOUSE, 44 VICTORIA ROAD FARNBOROUGH GU14 7PG



Approximate gross internal area: 41.9 sq m / 451 sq ft



Second Floor

Living Room / Kitchen, 8.15m [26'-9"] x 3.68m [12'-1"]

Bedroom, 3.01m [9'-10"] x 2.97m [9'-9"]

**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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