



**York House,  
Victoria Road, Farnborough**

# Victoria Road, Farnborough

- Second Floor One Bedroom Apartment
- No Onward Chain
- Modern Look to the Kitchen
- Spacious Double Bedroom
- Allocated Parking
- Annual Service Charge: £1332.74
- Annual Ground Rent: £250

*Martin & Co are delighted to bring to the market this well presented, one bedroom second floor apartment located within close proximity to Farnborough Mainline Station. The property offers a spacious double bedroom, well-kept bathroom as well as a modern kitchen. Further benefits include allocated private parking, no onward chain complications, and a long lease.*

Situated in Farnborough Town Centre, this property benefits from a variety of local amenities being right on your doorstep. From coffee shops, superstores, and clothing stores to several transport links which include Farnborough Mainline Station (7 Minute Walk) and multiple bus stops.



On entering the building, you are met with a well-kept communal area which offers both stairway and lift access. Allocated private parking is conveniently located directly outside the rear entrance to the building.

Located on the second floor, on entering the apartment, you are greeted with a bright hallway allowing access to the living space, bathroom, and double bedroom.

Turning right as you enter the apartment, the bathroom offers a white three piece set along with a showerhead, a mirror placed above the sink and a drawer underneath. The grey tiled walls stand out along with ceiling spotlights to showcase the gleaming bathroom .


The living space offers plenty of room for a variety of living furnishings to plan out your ideal layout. Benefitting from spotlights along with large double windows to keep the room bright at all times.


Featuring a black work top with white gloss cupboards, an oven with extractor fan, and space for utilities, this kitchen presents a modern look as well as offering a generous amount of storage.

At the end of the hallway, the spacious bedroom benefits from the ability to store a double bedroom as well as additional storage/furniture. Large windows can also be found in the bedroom, ensuring a bright area throughout the day.

Lease Length: 109 Years  
Annual Service Charge: £1332.74  
Annual Building Insurance: £446.34  
Annual Ground rent: £250  
Council Tax Band: B  
Estimated Rental Income: £1050 PCM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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