



Lynchford Road, Farnborough

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- One double bedroom plus a small second room/office
- First floor
- Residents' parking
- Excellent buy to let investment or first time purchase
- Spacious reception room
- No onward chain
- EPC: 75/81
- Council Tax band: A

Stylish first-floor one-bed apartment with spacious open-plan living, private balcony, and home office/small bedroom. Modern kitchen and bathroom, great decorative order, plus allocated parking. Perfect for first-time buyers or investors—ready to move straight in!

A Well-Presented One-Bedroom Apartment with Private Balcony and Office Space,

Situated on the first floor, this well-maintained one-bedroom apartment offers an excellent combination of comfort, style, and practicality—ideal for first-time buyers or investors alike.

The property features a spacious



lounge/diner with an open-plan kitchen, complete with a built-in hob and electric oven, as well as an integrated fridge and washing machine. A standout feature is the unusually large private balcony, offering ample space for outdoor seating and relaxation. The generously sized double bedroom comfortably accommodates a king-size bed. The bathroom is tastefully fitted with a modern white suite, including a low-level WC, wall-mounted wash hand basin, and a shower over the bath.

Adding further appeal is a versatile separate room, ideal for use as a home office or utility area. The apartment is presented in good decorative order and benefits from gas central heating throughout.

An allocated parking space is included.

Key Information:

Lease: Approx. 105 years remaining

Council Tax: Band A

Ground Rent: £0 (to be confirmed by your solicitor)

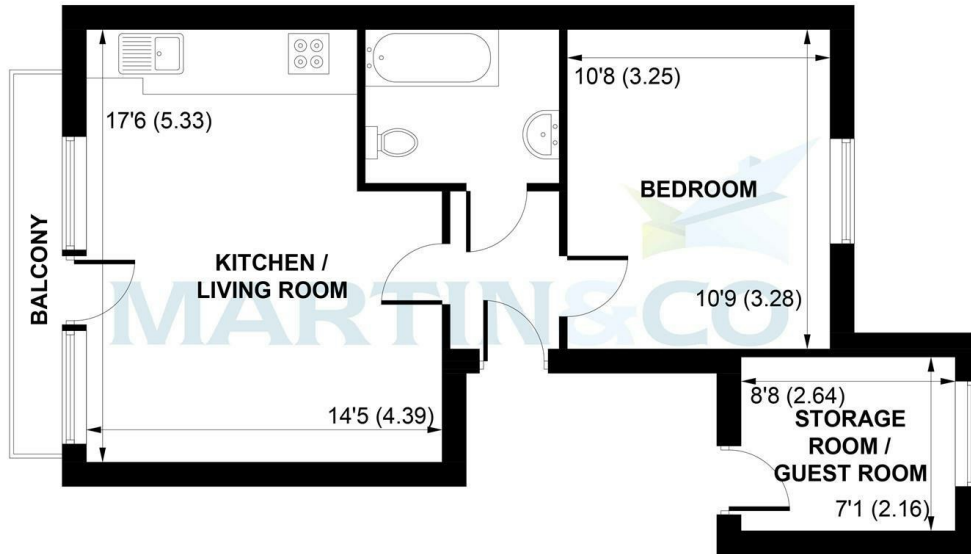
Service Charge: £771.12 per annum

Don't miss this fantastic opportunity to secure a stylish and functional home in a desirable location.



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Approximate Gross Internal Area = 48.12 sq m / 518 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1189812)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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