



**8 Barton Court**  
**Cambridge Road West, Farnborough**

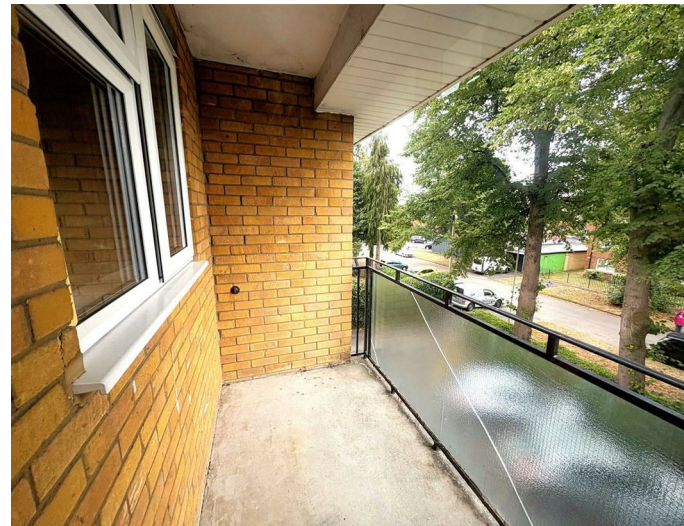


# Cambridge Road West, Farnborough

- Two well-proportioned bedrooms
- Spacious living room
- South-facing balcony
- Full bathroom
- Garage included
- Convenient Farnborough location
- Lease extension is in progress

*Bright and inviting, this two-bedroom third-floor flat on Cambridge Road West offers spacious living with a sun-soaked south-facing balcony and a garage for secure parking. Set in a prime Farnborough location, it's perfect for couples, small families, or professionals seeking comfort and convenience. With natural light flooding the generous living area and easy access to local amenities, this charming home ticks all the boxes.*

Nestled on Cambridge Road West in Farnborough, this charming third-floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious living room that invites natural light, creating a warm and welcoming atmosphere for relaxation or entertaining guests.



One of the standout features of this apartment is the southern-facing balcony, perfect for enjoying sunny afternoons or unwinding with a good book. The full bathroom is thoughtfully designed, catering to all your daily needs.

Additionally, the property includes a garage, providing secure parking for one vehicle and extra storage space, which is a valuable asset in this bustling area.

Constructed between 1970 and 1979, this flat combines modern living with a touch of character, making it a wonderful place to call home. With its prime location in Farnborough, residents will benefit from easy access to local amenities, transport links, and green spaces, ensuring a balanced lifestyle.

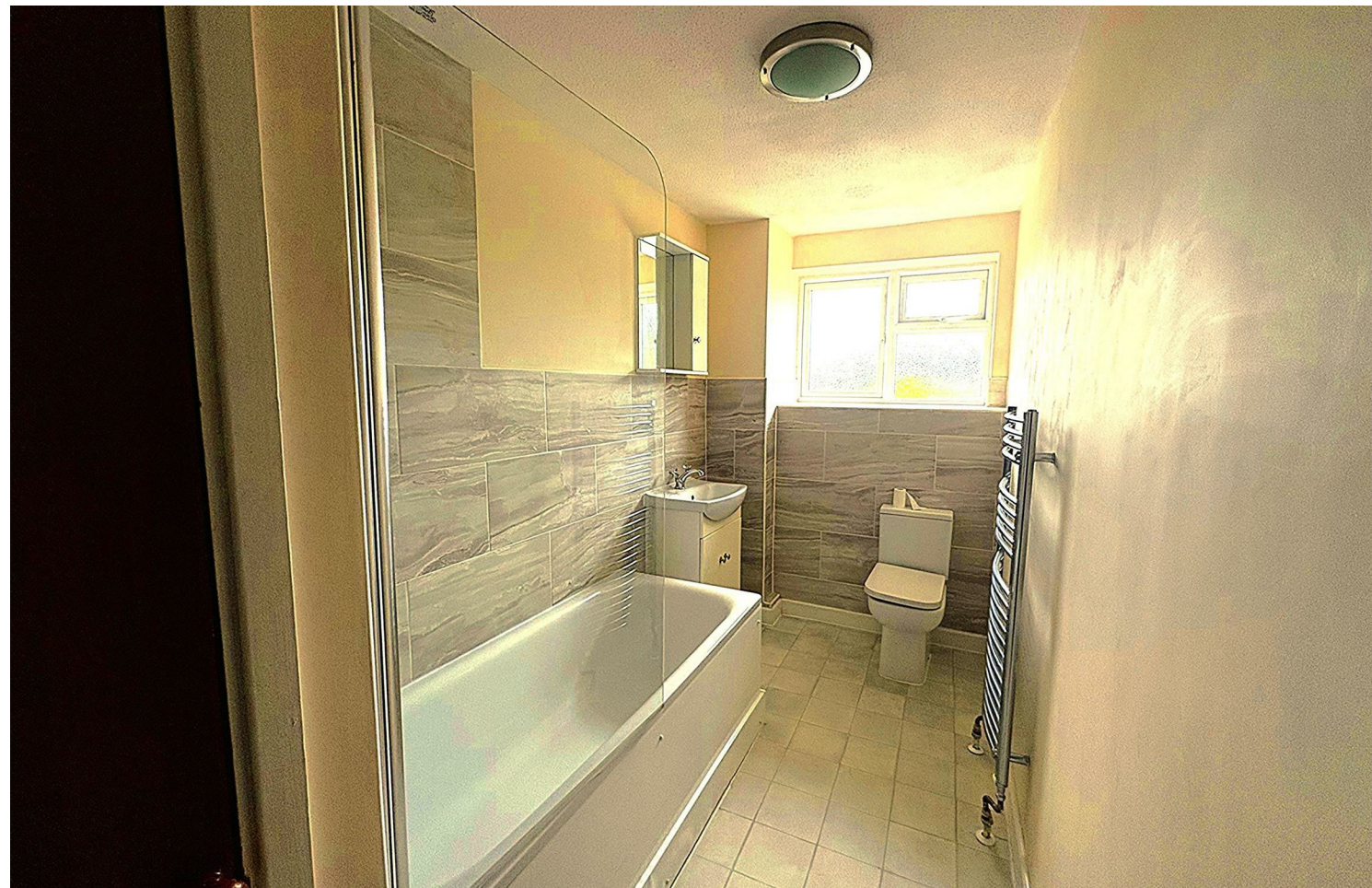
This property is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed flat. Don't miss the chance to make this lovely apartment your new home.

79 Years remaining on the lease - LEASE  
EXTENSION IS IN PROGRESS

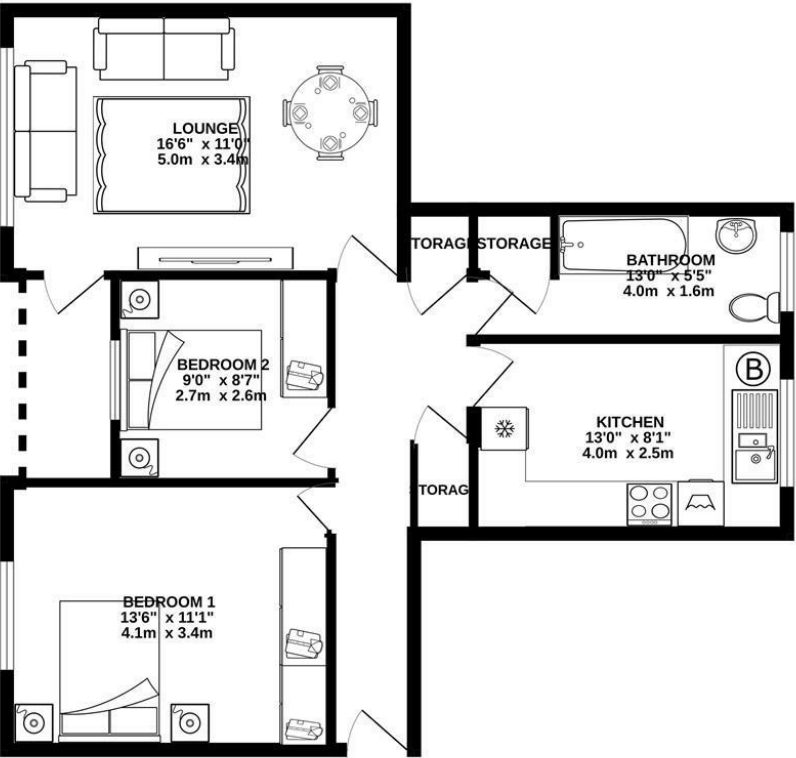
Ground Rent: £200pa

Service Charges: £2,100pa

Council Tax Band: B



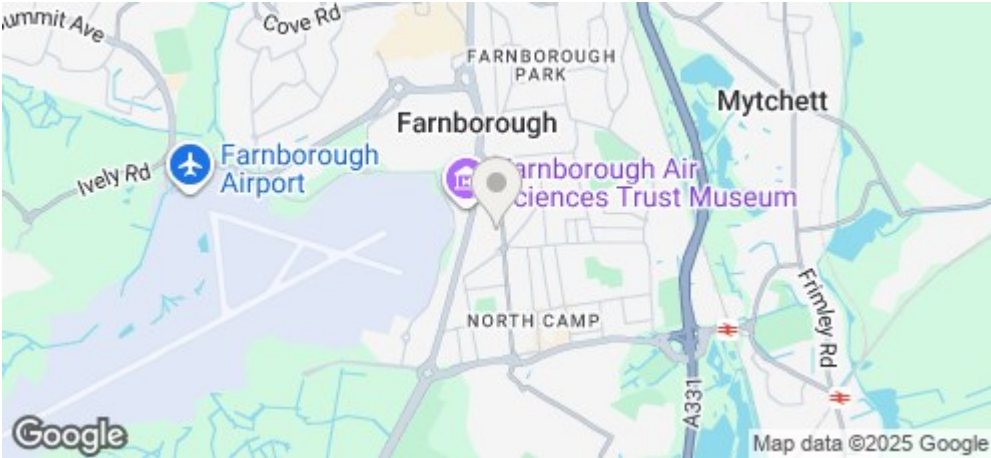
TOP FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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