



Osbornes
Independent estate agents

Orchard House
Lambourne Way | Tongham

A WELL PRESENTED first floor apartment in this popular development which is within walking distance of Tongham village centre and its amenities.

Two Double Bedrooms | Kitchen | Bathroom | Garage | Parking | Available Now

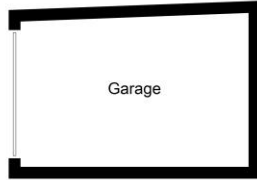
£1,350 per month

A WELL PRESENTED first floor apartment in this popular development which is within walking distance of Tongham village centre and its amenities. Comprising; reception room, 2 double bedrooms, bathroom, garage, off-street parking and communal garden. The property is in our opinion good order throughout. Council Tax Band C EPC Rating C

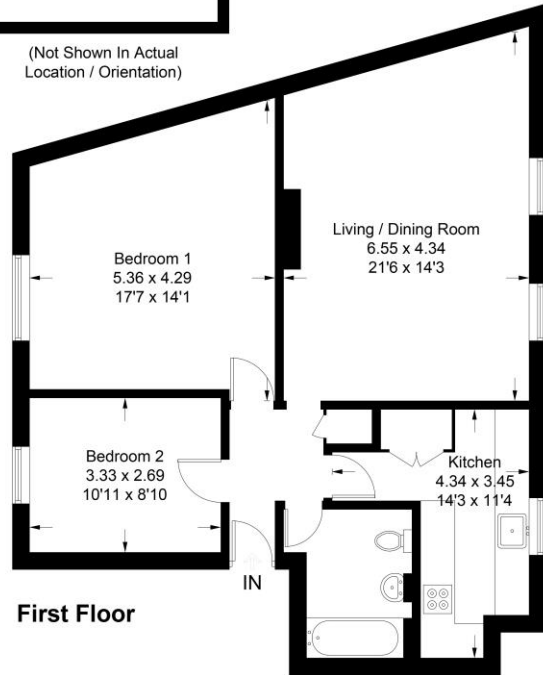




Approximate Gross Internal Area
76.5 sq m / 823 sq ft
(Excluding Garage)



(Not Shown In Actual
Location / Orientation)



Orchard House

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2024 (ID1082427)

Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	