



Osbornes
Independent estate agents

Lion Road |
Farnborough |

474

FARNBOROUGH CENTRAL. This modern four bedroom townhouse is offered to the market in our opinion in very good order.

Four Bedrooms | Modern Kitchen | Modern Bathroom | Two En-Suites | Downstairs Cloakroom | Allocated Parking for Two Cars

£2,000 per month

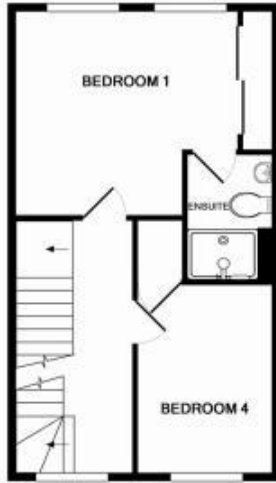
FARNBOROUGH CENTRAL. This modern four bedroom townhouse is offered to the market in our opinion in very good order. The property benefits from a modern fitted kitchen with a range of built in appliances, down stairs cloakroom, two en-suites, modern family bathroom and allocated parking for two cars. Situated on the unique Farnborough Central development within half a mile of Farnborough main station and town centre. Available Now. Available furnished. council tax band : D EPC : C Deposit : £2307.69







GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ. FT.
(38.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ. FT.
(38.5 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 412 SQ. FT.
(38.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1243 SQ. FT. (115.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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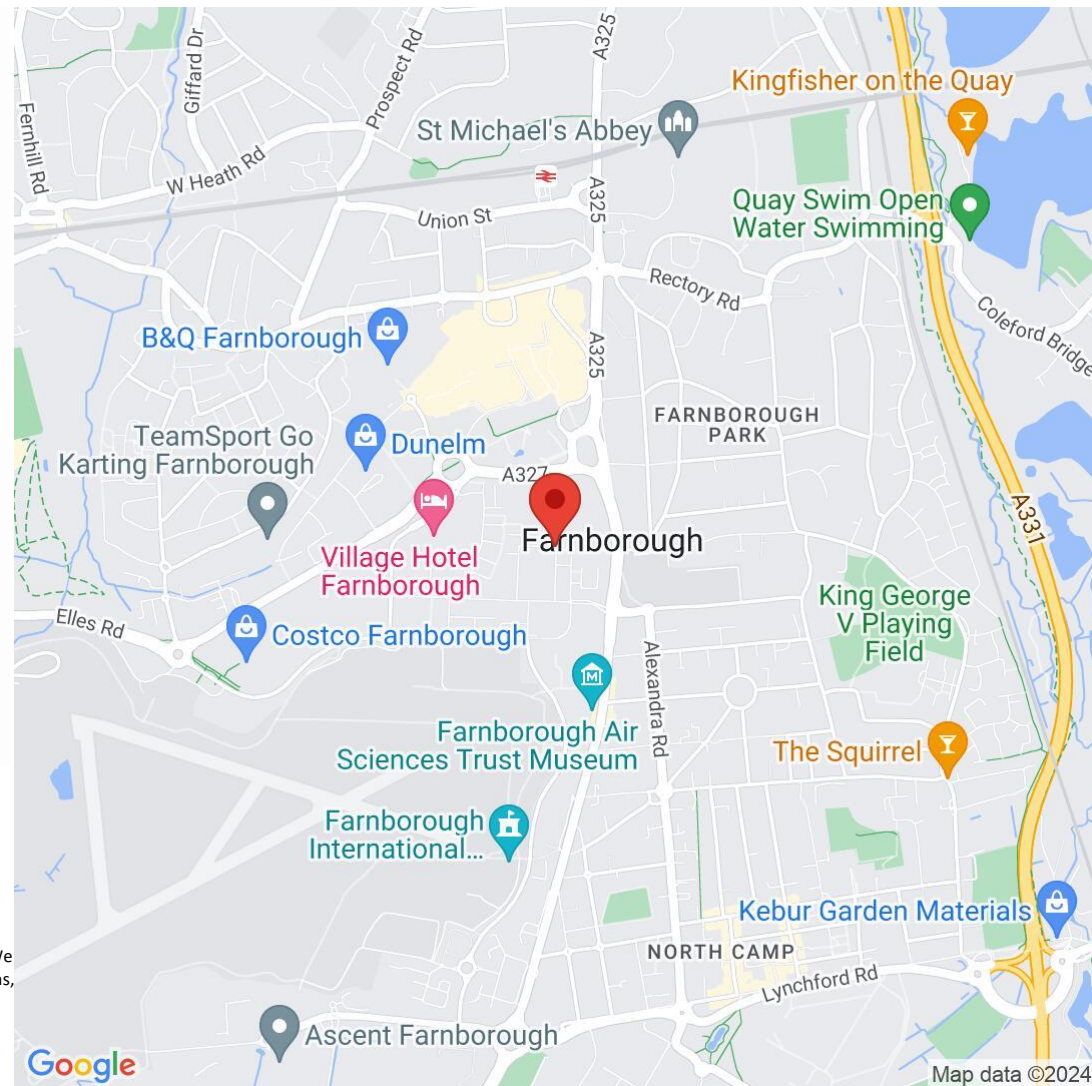


Osbornes Estate Agents

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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		90
(69-80)	C	80	
(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	