

A photograph of a multi-story residential building, Calloway House, located on Coombe Way in Farnborough. The building is undergoing renovation, with extensive scaffolding visible on its exterior. The building has a mix of white and brickwork. In the foreground, there is a parking area with several cars, including a red one. To the left, there are trees and a brick wall. A street lamp is visible on the right. The sky is clear and blue.

Osbornes
Independent estate agents

Calloway House
Coombe Way |
Farnborough | GU14

WALKING DISTANCE TO MAINLINE STATION. This modern one double bedroom ground floor apartment is offered to the market in our opinion in very good order throughout.

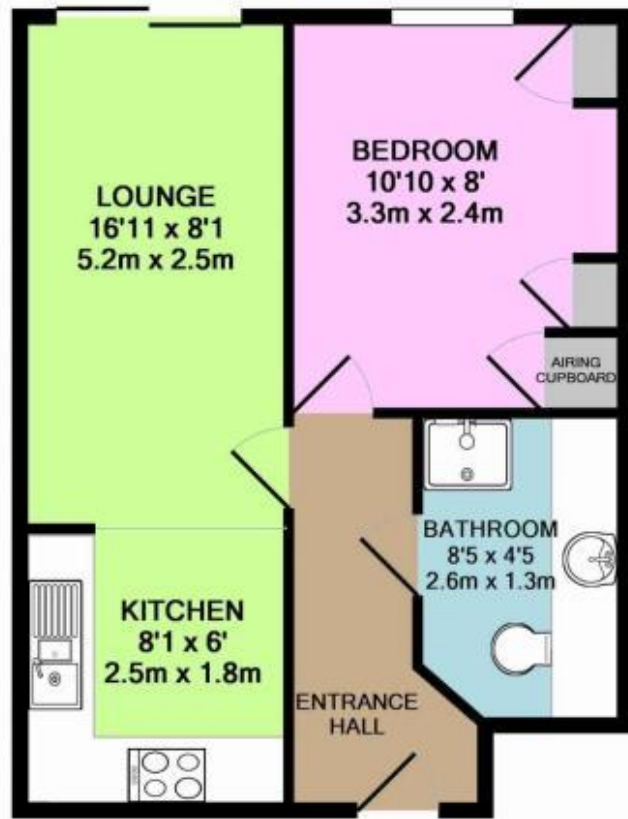
One Double Bedroom | Modern Kitchen | Modern Shower Room | Central Heating | Permit Parking | Available May

£925 per month

WALKING DISTANCE TO MAINLINE STATION. This modern one double bedroom ground floor apartment is offered to the market in our opinion in very good order throughout. The property benefits from a modern fitted kitchen, modern fitted shower room and 16'10" lounge with sliding patio doors to patio. Situated in central Farnborough only a stones throw from the Main Line station (less than an hour to London Waterloo). AVAILABLE EARLY MAY Council Tax B EPC C







TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 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

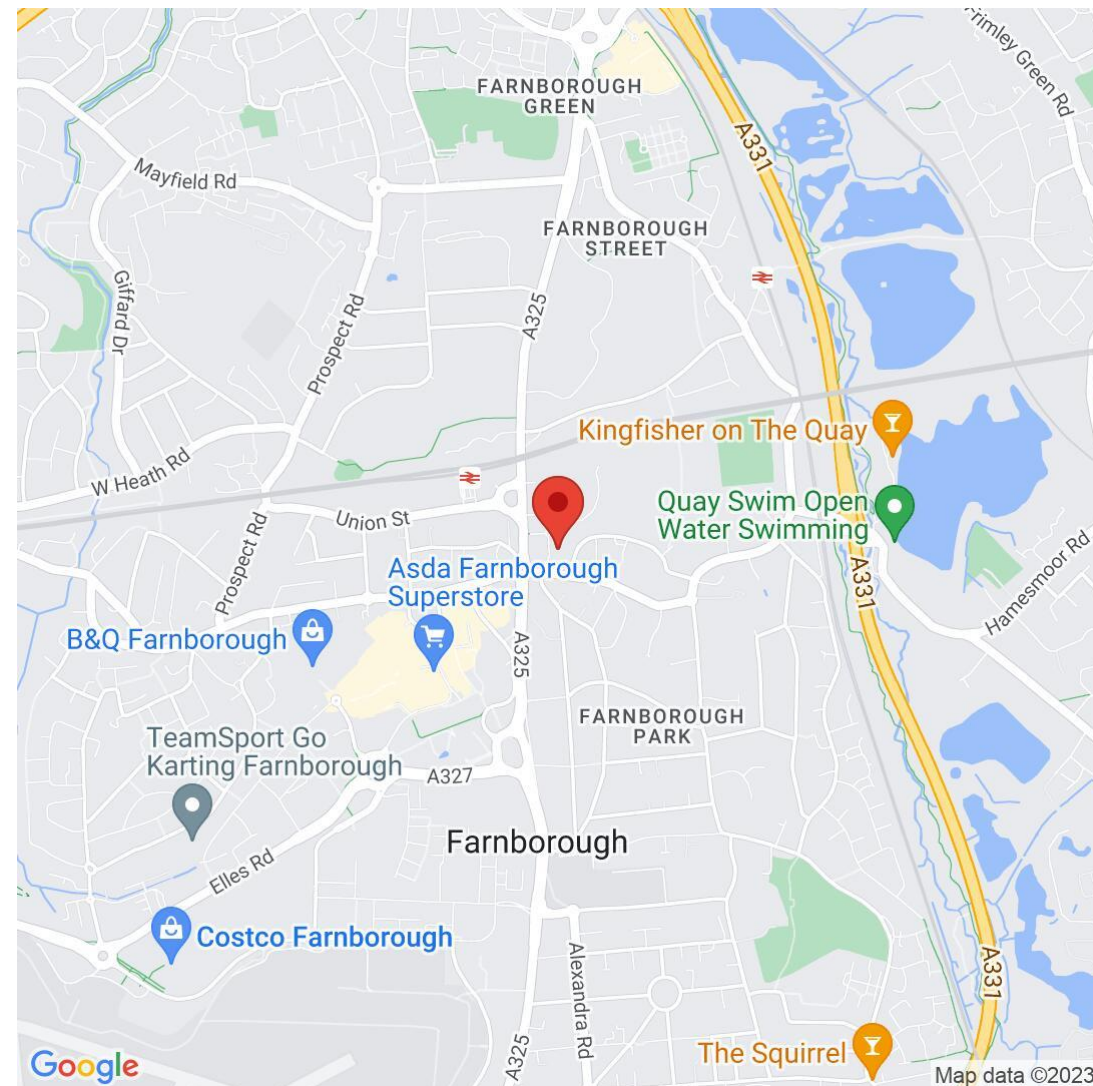
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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	86	87
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	