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Independent estate agents

Cathedral Court
O'gorman Avenue | Farnborough

A stunning one-bedroom duplex apartment set within the sought-after Cathedral Court development

One Double Bedroom | Modern Kitchen | Downstairs Cloakroom | Modern Bathroom | Allocated Parking | No Onward Chain

£230,000 | Leasehold

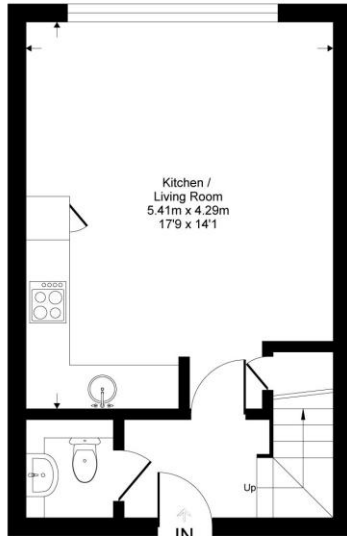
A stunning one-bedroom duplex apartment set within the sought-after Cathedral Court development – a beautifully converted former office building that blends Art Deco character with modern interiors. Arranged over two floors and measuring approximately 640 sq. ft., this light-filled home offers generous proportions throughout. The ground floor features a spacious open-plan kitchen/living room with large crittall-style windows, allowing natural light to flood the space. The contemporary kitchen is well-appointed with sleek black units, integrated appliances, and ample worktop space. Upstairs, the large double bedroom boasts built-in wardrobes and plenty of floor space, complemented by a modern bathroom complete with a full-sized bath and shower over. A separate cloakroom downstairs adds further convenience. Additional highlights include neutral décor, electric heating, and secure entry to the building. Residents also benefit from allocated parking and communal grounds. Situated close to Farnborough town centre, mainline station (London Waterloo in under 40 minutes), and major road links including the M3 – this property is ideal for commuters, first-time buyers, or investors alike. Tenure: Leasehold EPC Rating: C Council Tax Band: B £1721pa Lease 108 years remaining - Ground Rent £135 per annum Service Charge & Building Insurance £169.78 per month. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



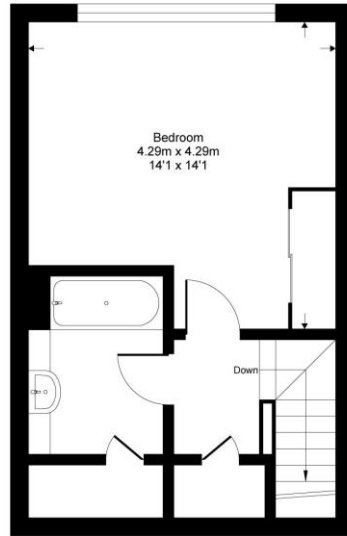


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Approximate Gross Internal Area = 59.4 sq m / 640 sq ft



Ground Floor = 29.7 sqm / 320 sqft



First Floor = 29.7 sqm / 320 sqft

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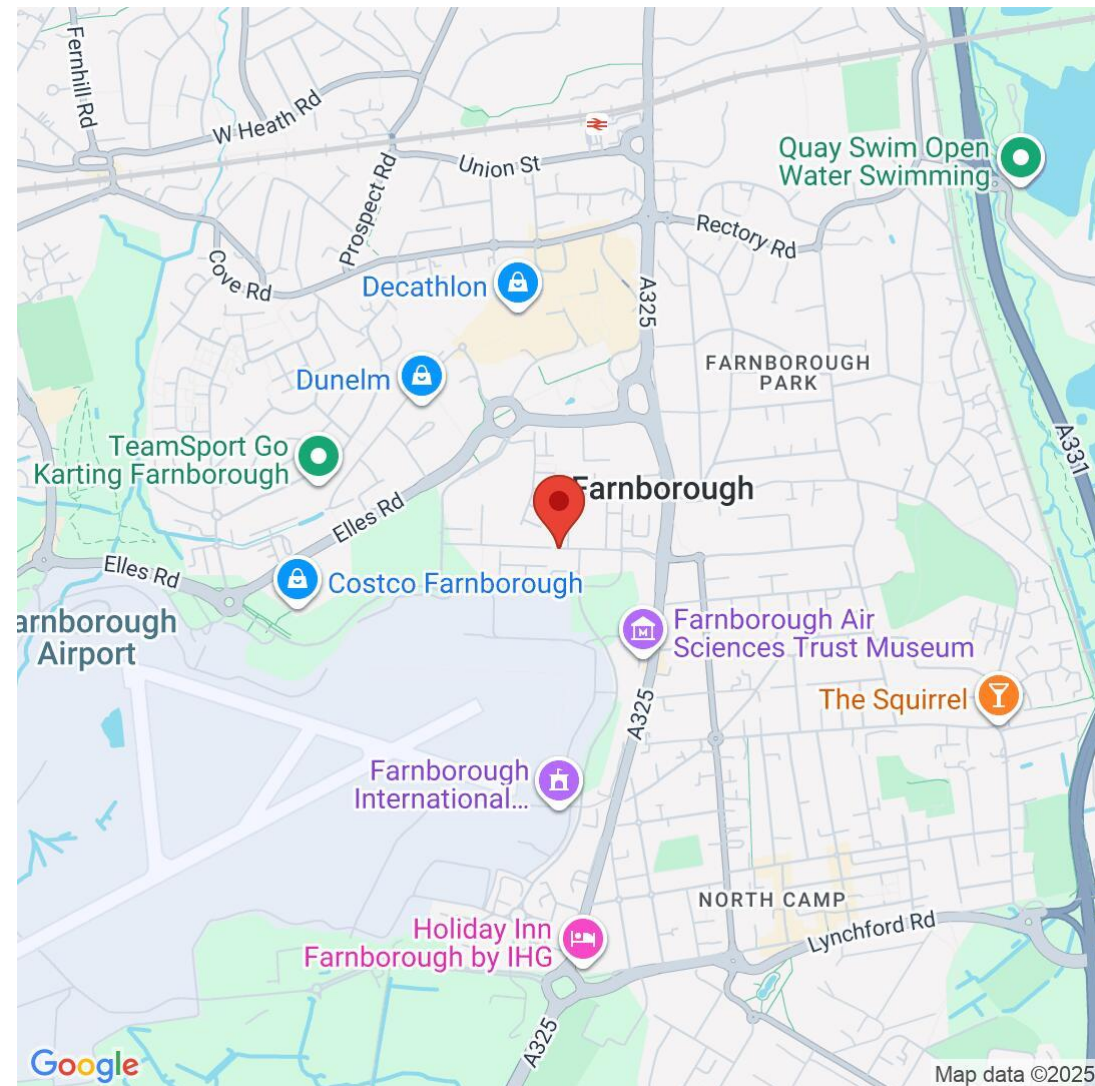
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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	85	85
(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	