



Osbornes
Independent estate agents

Pine Court
Reading Road | Farnborough

END OF CHAIN - Osbornes are delighted to present this beautifully presented two-bedroom, two-bathroom first-floor apartment, ideally positioned within the highly regarded Pine Cour

Two Allocated Parking Spaces | First Floor Flat | Two Bedrooms | Seperate Kitchen | En-Suite | Lounge/Diner

£240,000 | Leasehold

END OF CHAIN - Osbornes are delighted to present this beautifully presented two-bedroom, two-bathroom first-floor apartment, ideally positioned within the highly regarded Pine Court development on Reading Road - just moments from North Camp village and Farnborough Mainline station.

The property offers a well-proportioned layout of approximately 624 sq. ft., featuring a bright and spacious living/dining room with a large front-aspect window, creating a warm and welcoming atmosphere. The modern fitted kitchen adjoins, offering ample storage, worktop space and integrated cooking appliances.

The principal bedroom is a generous double, complete with a stylish en-suite shower room, while the second bedroom is ideal as a guest room, home office, or nursery. The main bathroom is smartly finished with contemporary tiling and a modern white suite.

Further highlights include gas central heating, double glazing, and two car allocated parking within the residents' car park. The development is surrounded by attractive communal gardens, and the building itself is well-maintained and set back behind private gates for added peace of mind.

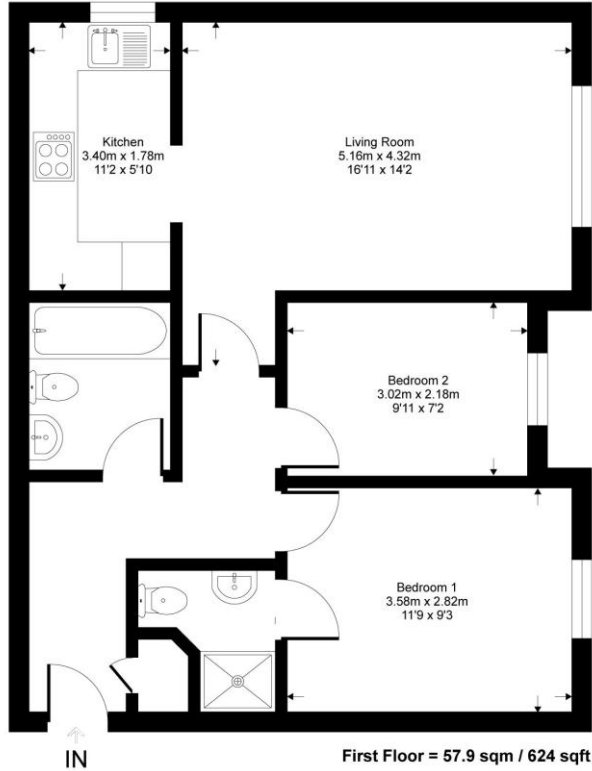
Situated in a sought-after area with easy access to local shops, cafés, and amenities, this apartment also benefits from excellent transport links - Farnborough Mainline (to London Waterloo in under 40 minutes) and North Camp Station (to Reading and Guildford) are both within easy reach.





Pine Court

Approximate Gross Internal Area = 57.9 sq m / 624 sq ft



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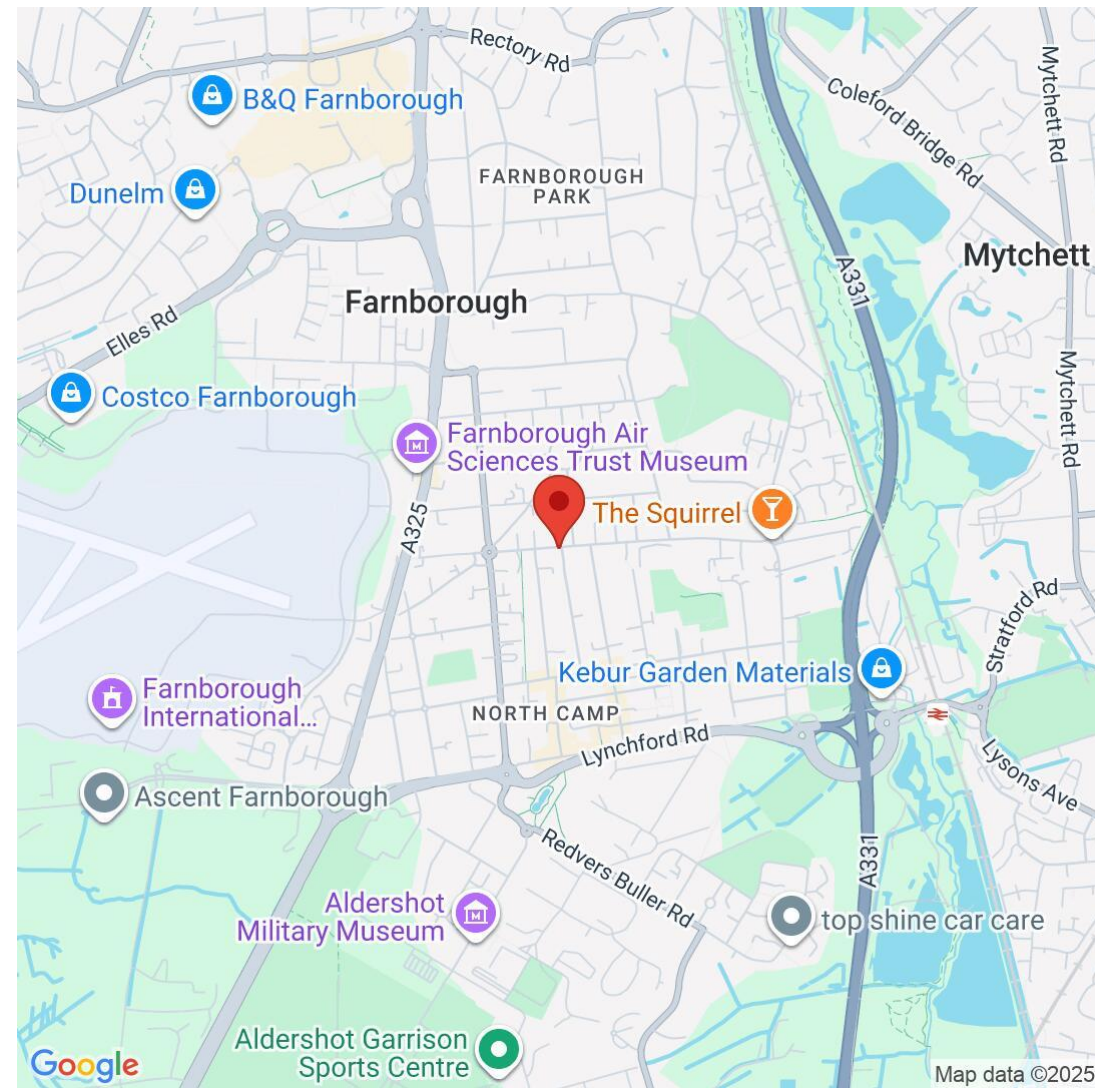
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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	77	77
(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		