



Osbornes
Independent estate agents

Calloway House
Coombe Way | Farnborough

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

Two Bedrooms | Two Bathrooms | Kitchen/Living Room | Balcony | Underground Parking | No Onward Chain

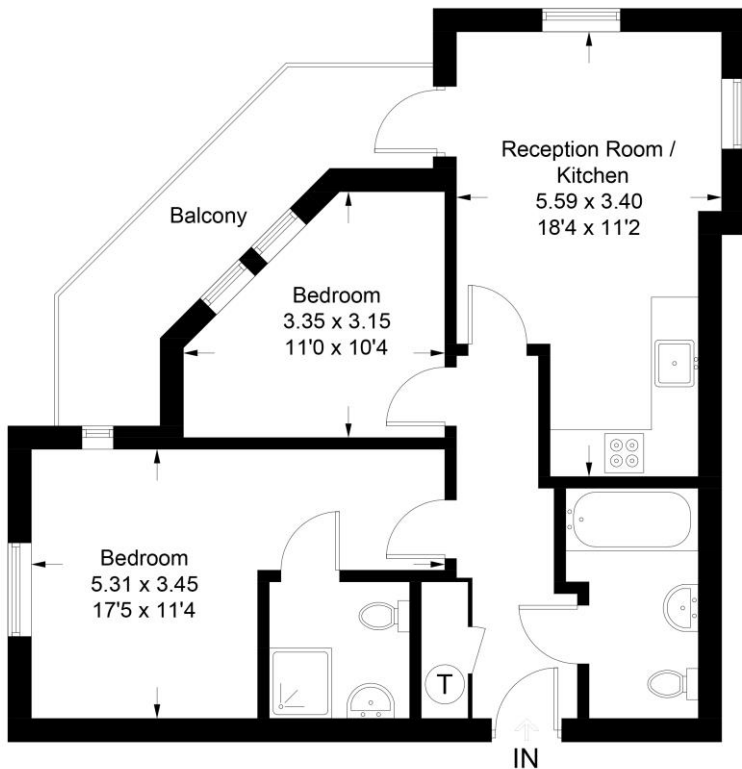
£215,000 | Leasehold

WALKING DISTANCE TO MAINLINE STATION. This modern two double bedroom third floor apartment is offered to the market in our opinion in very good order throughout. The property benefits from a modern fitted kitchen open plan to reception room with doors to wrap around balcony, master bedroom with en-suite shower, further double bedroom and family bathroom. Allocated underground parking available and permit for unallocated parking. Situated in central Farnborough only a stone's throw from the Main Line station (less than an hour to London Waterloo). NO ONWARD CHAIN. Council Tax Band: C EPC Band: C Lease over 104 Years remaining - Service Charge £2378.56 per annum - Ground Rent £255.80 per annum 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.





Approximate Gross Internal Area Total = 56.6 sq m / 609 sq ft



First Floor



Calloway House

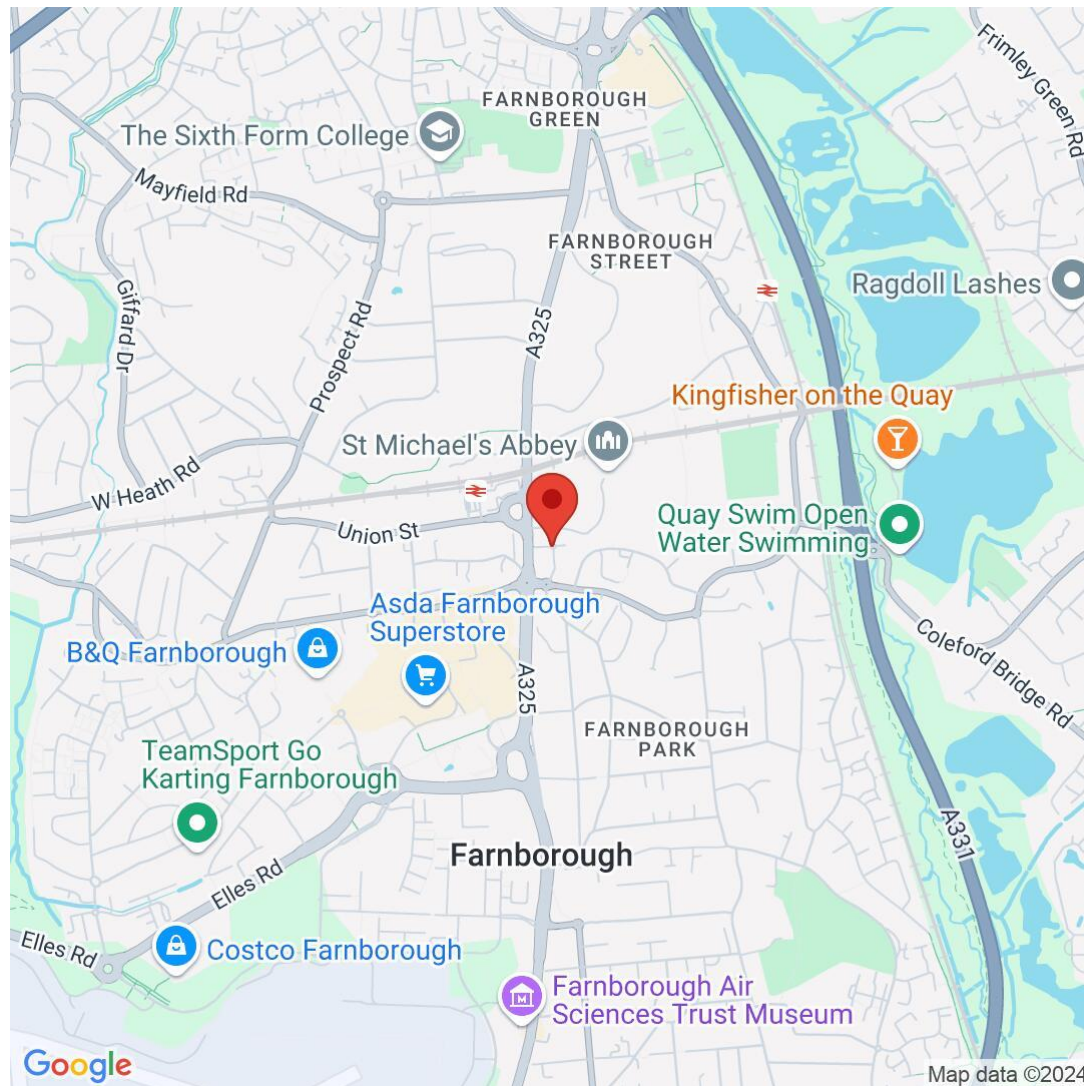


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID614304)

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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	79	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	