



Osbornes
Independent estate agents

Cove Road | Farnborough

WALKING DISTANCE TO MAINLINE STATION. This one double bedroom first floor apartment is offered to the market with no onward chain.

One Double Bedroom | Refitted Kitchen | Refitted Bathroom | Gas Central Heating | Double Glazing | Use of Parking Space

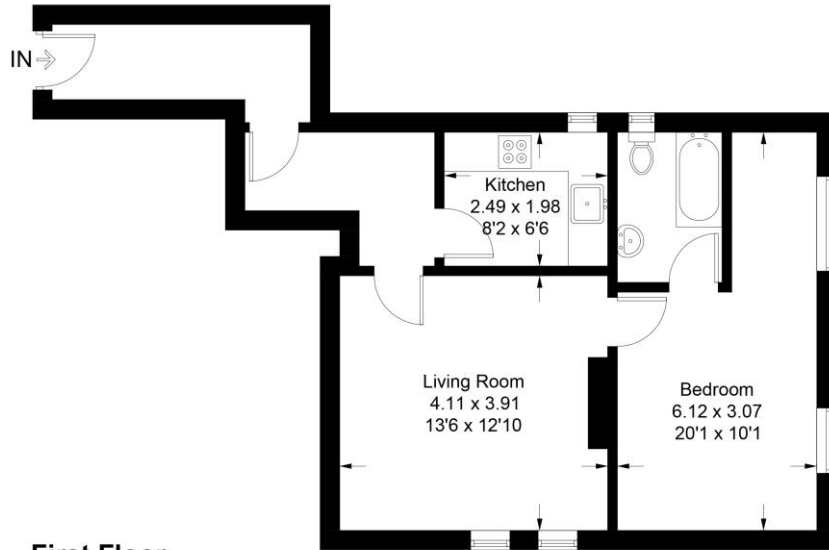
Offers in excess of £145,000 | Leasehold

WALKING DISTANCE TO MAINLINE STATION. This one double bedroom first floor apartment is offered to the market with no onward chain. The property benefits from a refitted kitchen, refitted bathroom, double glazing, gas central heating and permission to use a parking space at the rear of the property. Conveniently located just 0.5 mile from Farnborough mainline train station and is within walking distance to a range of local shops and Cove Green. **NO ONWARD CHAIN.**





Approximate Gross Internal Area = 51.1 sq m / 550 sq ft



First Floor



Cove Road

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID695735)

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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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 77 | 78 |
| 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 | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 79 | 81 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |