



Osbornes
Independent estate agents

Sylvan Court
Sherborne Road | Farnborough

A beautifully presented and generously proportioned two bedroom second floor apartment, tucked away within the popular Sylvan Court development on Sherborne Road.

Two Bedrooms

£225,000 | Leasehold

A beautifully presented and generously proportioned two bedroom second floor apartment, tucked away within the popular Sylvan Court development on Sherborne Road. Offering approximately 691 sq ft of well balanced accommodation, this attractive home is ideal for first time buyers, investors or those looking to downsize without compromise.

The property centres around a bright and spacious living/dining room, providing an excellent everyday living space with plenty of room to relax and entertain. The separate fitted kitchen is well arranged and practical, while the impressive principal bedroom enjoys excellent proportions and the added luxury of an en-suite shower room. A further substantial double bedroom and a separate family bathroom complete the accommodation. Externally, the apartment benefits from residents' parking, including a covered car port space, together with well kept communal grounds. Conveniently positioned for Farnborough town centre, mainline stations, local amenities and road links, this is a smart and appealing home in a highly convenient setting.

No onward chain.

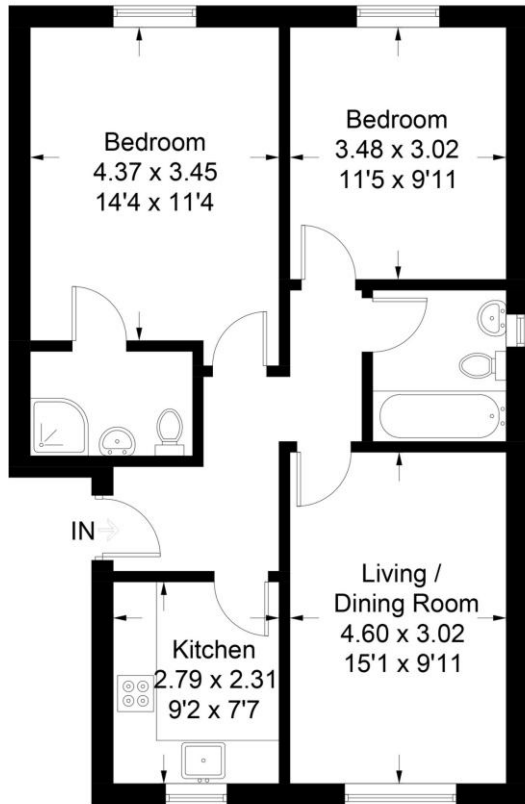
EPC Band: B Council Tax Band: C Lease Remaining 167 years, The vendor has provided me with Service charge & Ground Rent fees £1800.00 per annum

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 = 64.2 sq m / 691 sq ft



Second Floor

Sylvan Court



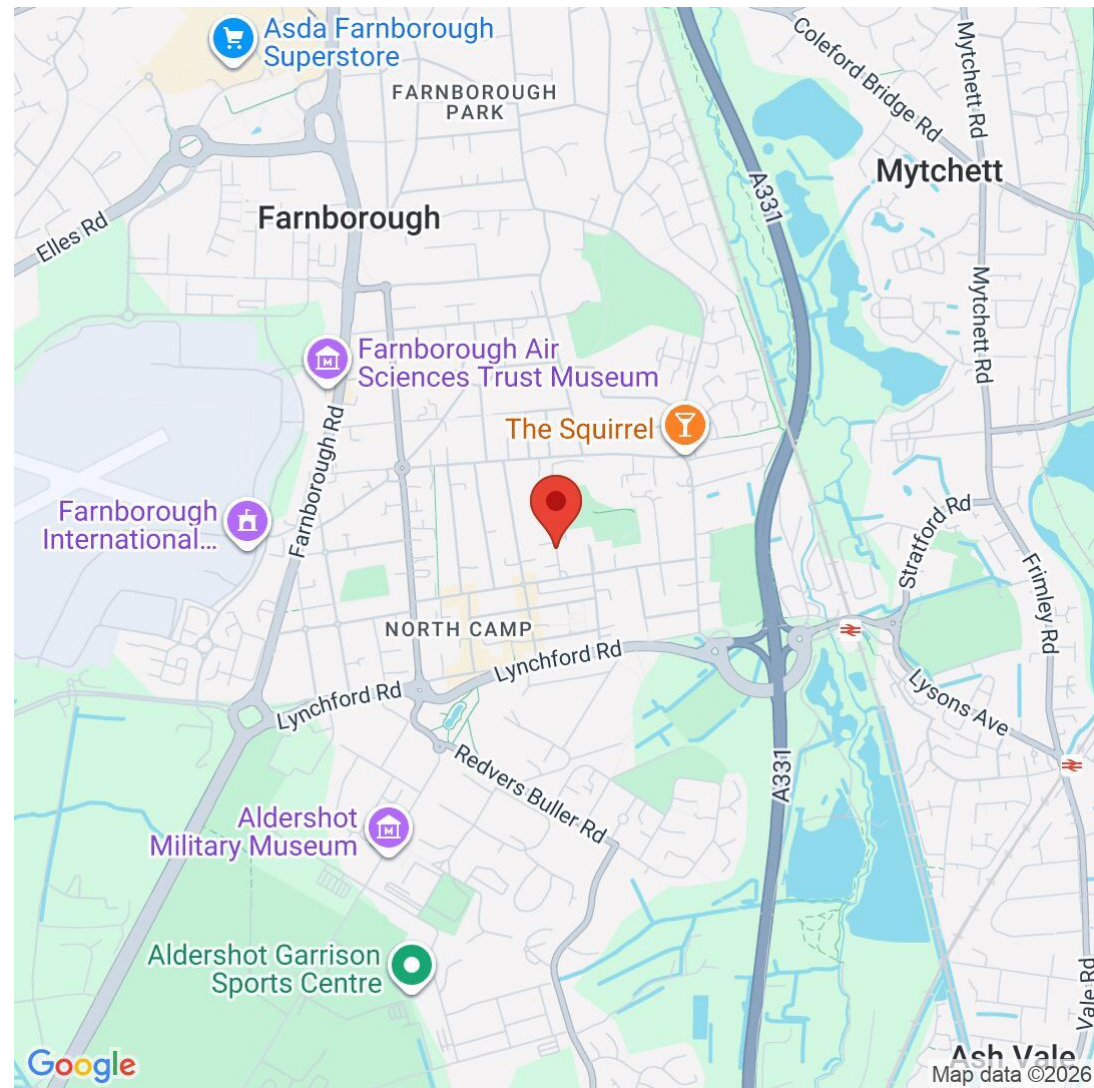
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID644823)

Osbornes Estate Agents

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	81	81
(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	