



Coombe Way, Farnborough, GU14 7GB

£145,000

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Discover comfortable living in this beautifully presented second-floor, one-bedroom apartment, ideally located within a short walk of Farnborough Mainline Station, the Town Centre, and Queen Elizabeth Park. Offered with no onward chain, this property is perfect for those seeking convenience and modern amenities.

Access to the apartment is via a secure communal entrance, featuring both a lift and stairs for ease of access to this second-floor home. Upon entering, a welcoming hallway leads to all principal rooms, offering space for cloaks and shoes, and housing a security entry phone handset.

The heart of the home is the bright living/dining room, which benefits from a double-glazed sliding door opening onto a west-facing balcony – an ideal spot for a bistro table and chairs to enjoy the afternoon sun. The room also includes an entertainment cluster, telephone and broadband points, and an airing cupboard.

Adjacent to the living area is a well-appointed fitted kitchen, featuring a range of eye and base level units, roll-edge work surfaces, and a stainless steel sink. Integrated appliances include a four-ring electric hob with a brushed steel splashback, a fan-assisted oven with grill, and plumbing for a washing machine, alongside space for a fridge freezer.

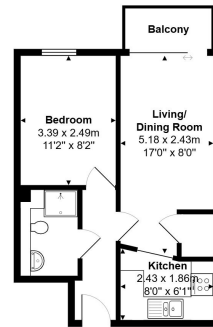
The spacious double bedroom features a double-glazed window and offers a peaceful retreat. The modern three-piece shower room completes the accommodation, comprising a cistern-enclosed WC, an inset wash basin, and a shower cubicle with a 'Triton' shower, complemented by tiled splashbacks and a wall-mounted cabinet.

Additional benefits include bike racks and first-come, first-served parking. The property boasts a long lease, with approximately 108 years remaining. We have been advised that the current ground rent is approximately £206 per annum, and the service/maintenance charge is approximately £186.93 per month.

This fantastic home offers an excellent opportunity to acquire a well-maintained property in a highly convenient location.



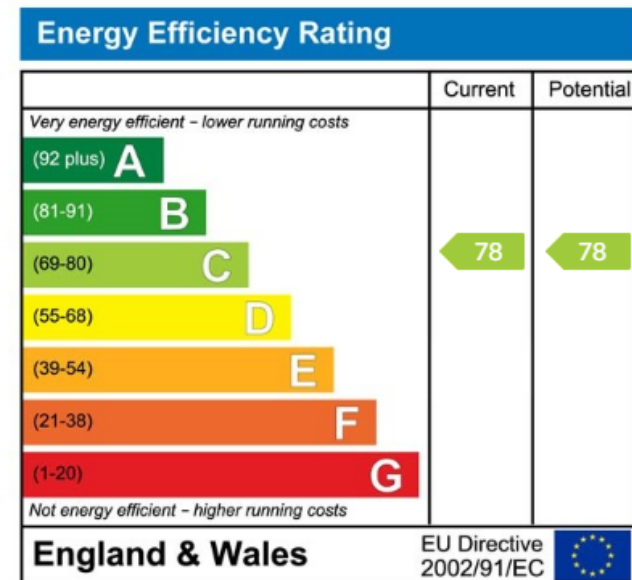
46, Brand House, Coombe Way, Farnborough, GU14 7GB



All measurements are approximate and for display purposes only



- No Onward Chain
- Second Floor With Stair & Lift
- Living/Dining Room
- West Facing Balcony
- Fitted Kitchen
- Double Bedroom
- Three Piece Shower Room
- Town Centre Location
- Bike Racks & First Come First Serve Parking
- Long Lease



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