



Osbornes
Independent estate agents

Cove Road | Farnborough

A well-presented and deceptively spacious two-bedroom first floor maisonette, ideally situated in a convenient location close to local shops, amenities and transport links.

Two Bedrooms | Modern Kitchen | Gas Central Heating | Double Glazing | 640 sqft | No Onward Chain

£185,000 | Leasehold

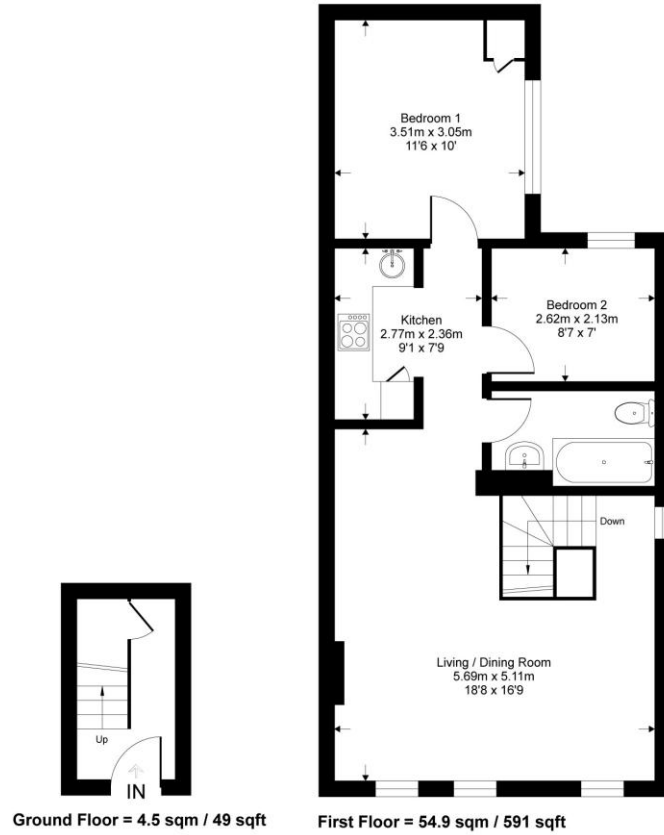
A well-presented and deceptively spacious two-bedroom first floor maisonette, ideally situated in a convenient location close to local shops, amenities and transport links. The property offers a bright and airy open-plan living/dining room, providing an excellent entertaining and day-to-day living space, with ample room for both seating and dining areas. The separate fitted kitchen is well arranged with a range of storage units, work surfaces and appliance space. There are two bedrooms, including a generous principal bedroom and a second room which would work well as a guest bedroom, nursery or home office. The accommodation is completed by a modern bathroom fitted with a white suite and shower over the bath. Further benefits include gas central heating, double glazing, and a private entrance with stairs leading to the first floor accommodation. The layout gives the property a distinctive feel, with the main living space being particularly impressive in size at approximately 18'8 x 16'9. Offering around 640 sq ft of accommodation, this property would make an ideal first-time purchase, investment opportunity or downsize. No onward chain. EPC Band: D Council Tax Band: B Lease 106 years remaining - Ground Rent £75 per annum Service Charge & Estate Fee £250 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.





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Approximate Gross Internal Area = 59.4 sq m / 640 sq ft



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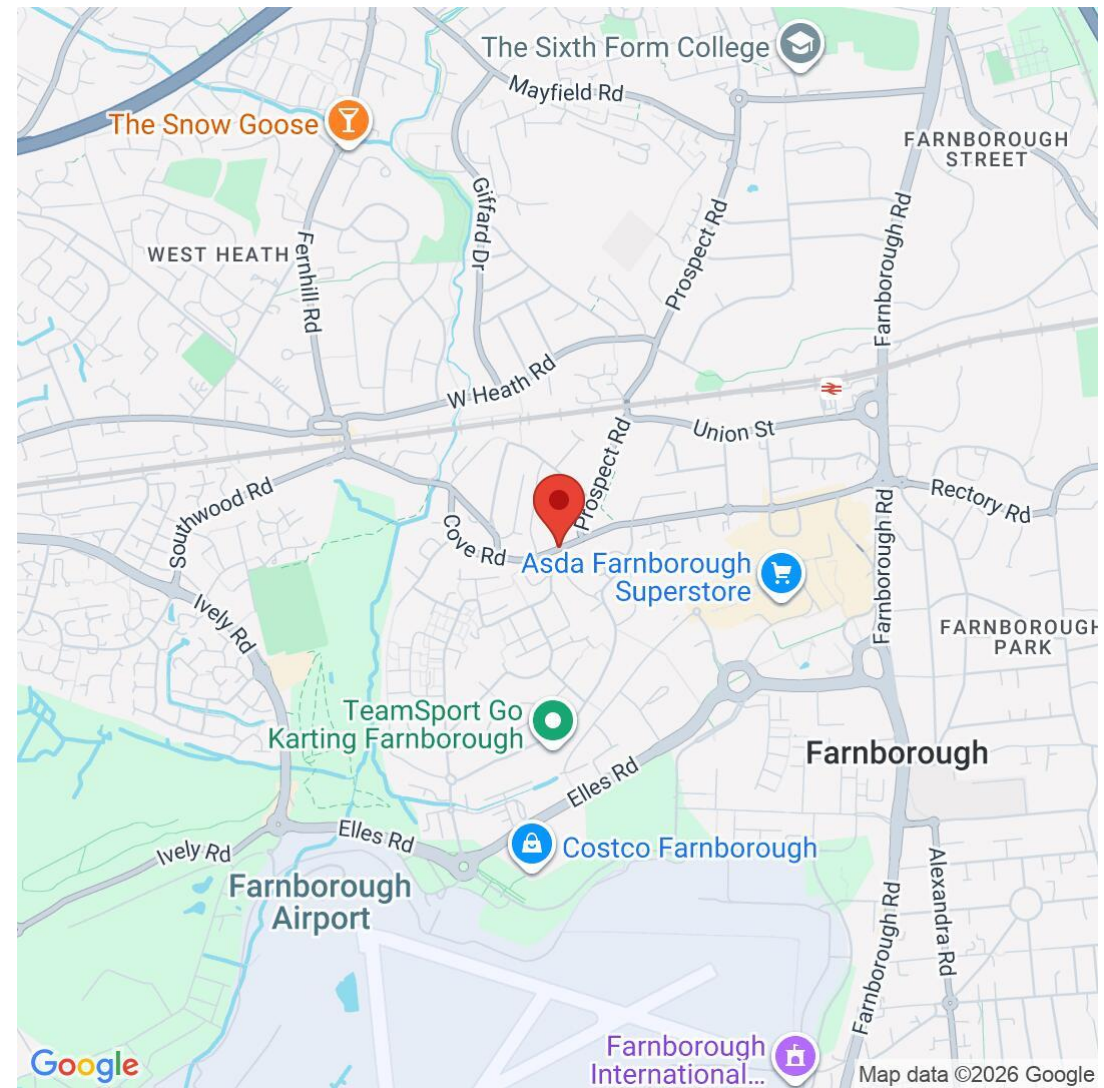
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		