



**Osbornes**  
Independent estate agents

Pine Court  
Reading Road | Farnborough

# Osbornes are delighted to present this beautifully presented two-bedroom, two-bathroom first-floor apartment, ideally positioned within the highly regarded Pine Court

Two Allocated Parking Spaces | First Floor Flat | Two Bedrooms | Seperate Kitchen | En-Suite | Lounge/Diner

**£230,000 | Leasehold**

END OF CHAIN - Osbornes are delighted to present this beautifully presented two-bedroom, two-bathroom first-floor apartment, ideally positioned within the highly regarded Pine Court development on Reading Road - just moments from North Camp village and Farnborough Mainline station.

The property offers a well-proportioned layout of approximately 624 sq. ft., featuring a bright and spacious living/dining room with a large front-aspect window, creating a warm and welcoming atmosphere. The modern fitted kitchen adjoins, offering ample storage, worktop space and integrated cooking appliances.

The principal bedroom is a generous double, complete with a stylish en-suite shower room, while the second bedroom is ideal as a guest room, home office, or nursery. The main bathroom is smartly finished with contemporary tiling and a modern white suite.

Further highlights include gas central heating, double glazing, and two car allocated parking within the residents' car park. The development is surrounded by attractive communal gardens, and the building itself is well-maintained and set back behind private gates for added peace of mind.

Situated in a sought-after area with easy access to local shops, cafés, and amenities, this apartment also benefits from excellent transport links - Farnborough Mainline (to London Waterloo in under 40 minutes) and North Camp Station (to Reading and Guildford) are both within easy reach.

An ideal first-time purchase, investment, or downsize opportunity.

Council Tax Band C £1967pa - EPC Rating C - Ground Rent £50pa - Maintenance Charge £130pcm - Lease End Date 01/01/2116 with 90 years remaining.

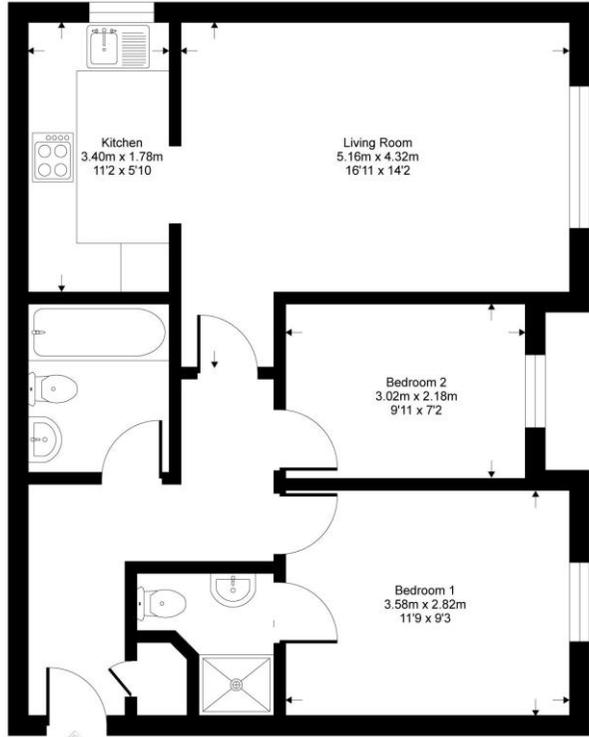
Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





# Pine Court

Approximate Gross Internal Area = 57.9 sq m / 624 sq ft



First Floor = 57.9 sqm / 624 sqft



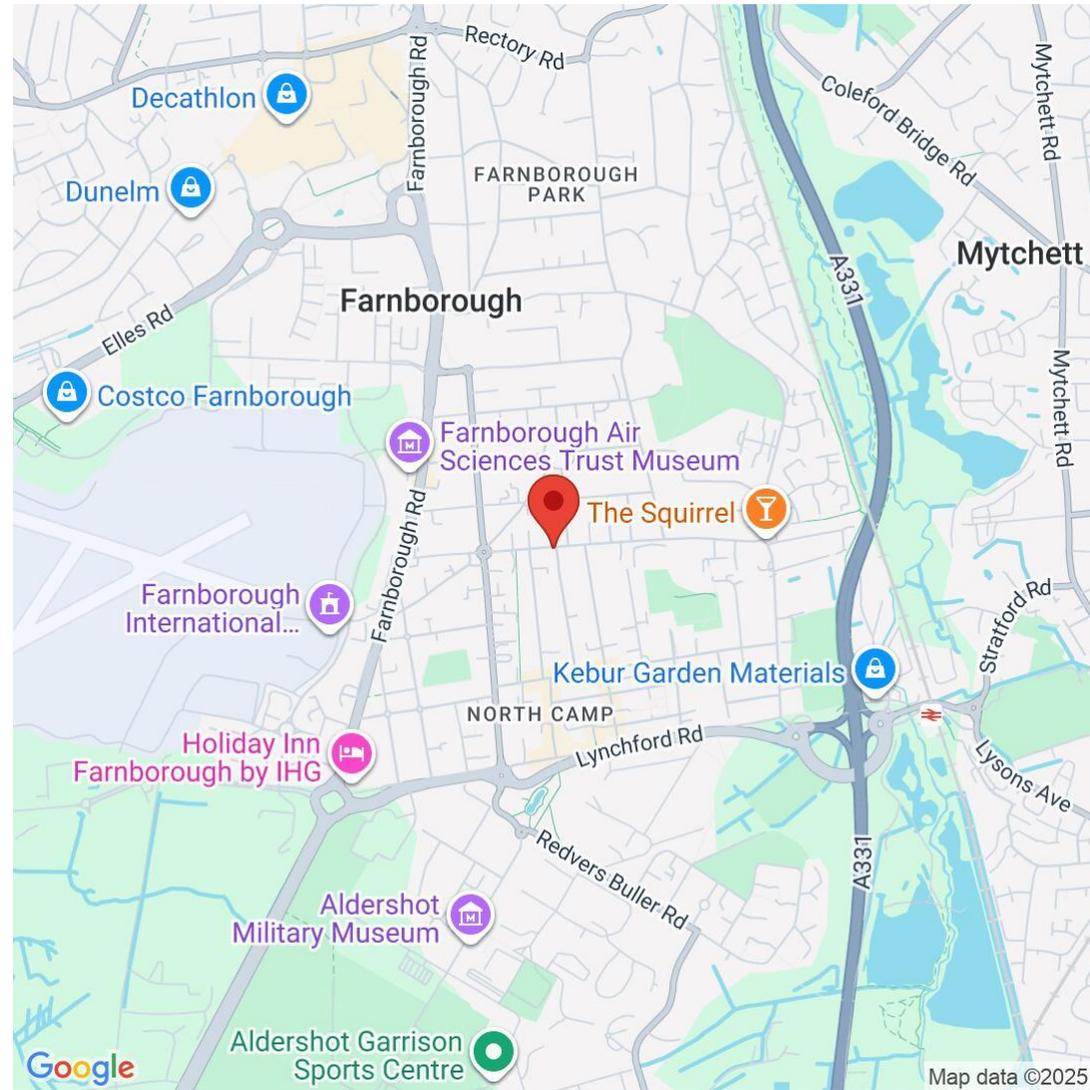
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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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	77	77
(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	