



**Osbornes**  
Independent estate agents

Chestnut View  
Alexandra Road | Farnborough

# A well-presented two-bedroom ground floor apartment, set within the attractive Chestnut View development on Alexandra Road, Farnborough.

Ground Floor | Two Bedrooms | Open Plan Kitchen/Reception | Feature Bay Window | Allocated Parking | No Onward Chain

**£190,000 | Share of Freehold**

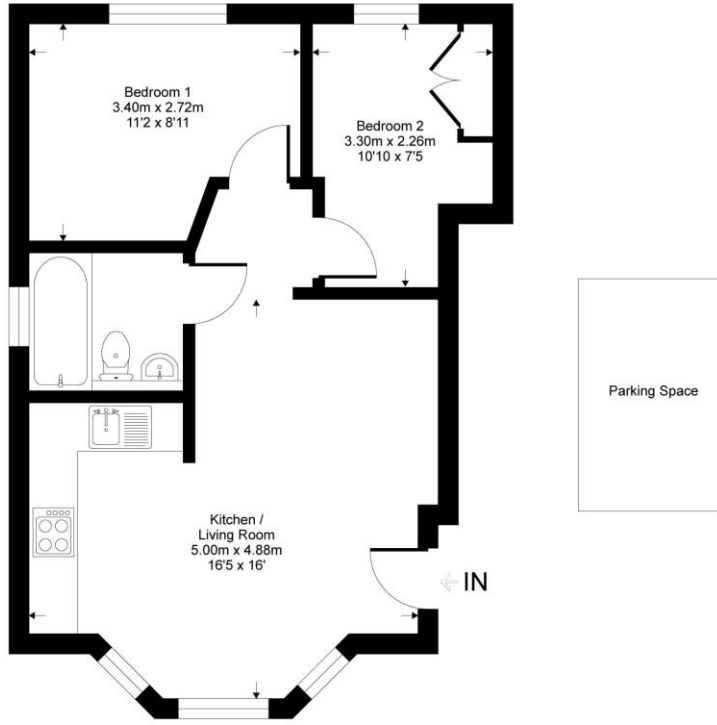
A well-presented two-bedroom ground floor apartment, set within the attractive Chestnut View development on Alexandra Road, Farnborough. Offering approximately 455 sq ft / 42.2 sq m of accommodation, the property would make an ideal first-time purchase, investment opportunity or downsizer. The accommodation comprises a bright and comfortable open-plan kitchen/living room, with a bay window allowing plenty of natural light and providing space for both seating and dining. The kitchen is fitted with a range of wall and base units, work surfaces, integrated oven and hob, and space for appliances. There are two bedrooms, with the principal bedroom offering a good-sized double room and the second bedroom providing flexibility as a child's bedroom, guest room, dressing room or home office. The bathroom is fitted with a white suite including bath with shower over, wash hand basin and WC. Externally, the property benefits from an allocated parking space and access to communal outside areas/gardens. The building itself presents well, with attractive red-brick elevations and a central communal entrance. Chestnut View is conveniently positioned on Alexandra Road, within easy reach of Farnborough town centre, local shops, schools, parks and transport links. Farnborough Mainline Station provides direct access to London Waterloo, while the A331, M3 and surrounding road networks are also easily accessible. No onward chain. EPC Band: C - Council Tax Band: B, Share of Freehold, Remaining Lease 102 Years - Ground Rent £0 - Service Charge £76 per month. Share of Freehold - 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.





## Chestnut View

Approximate Gross Internal Area = 42.2 sq m / 455 sq ft



Ground Floor = 42.2 sqm / 455 sqft



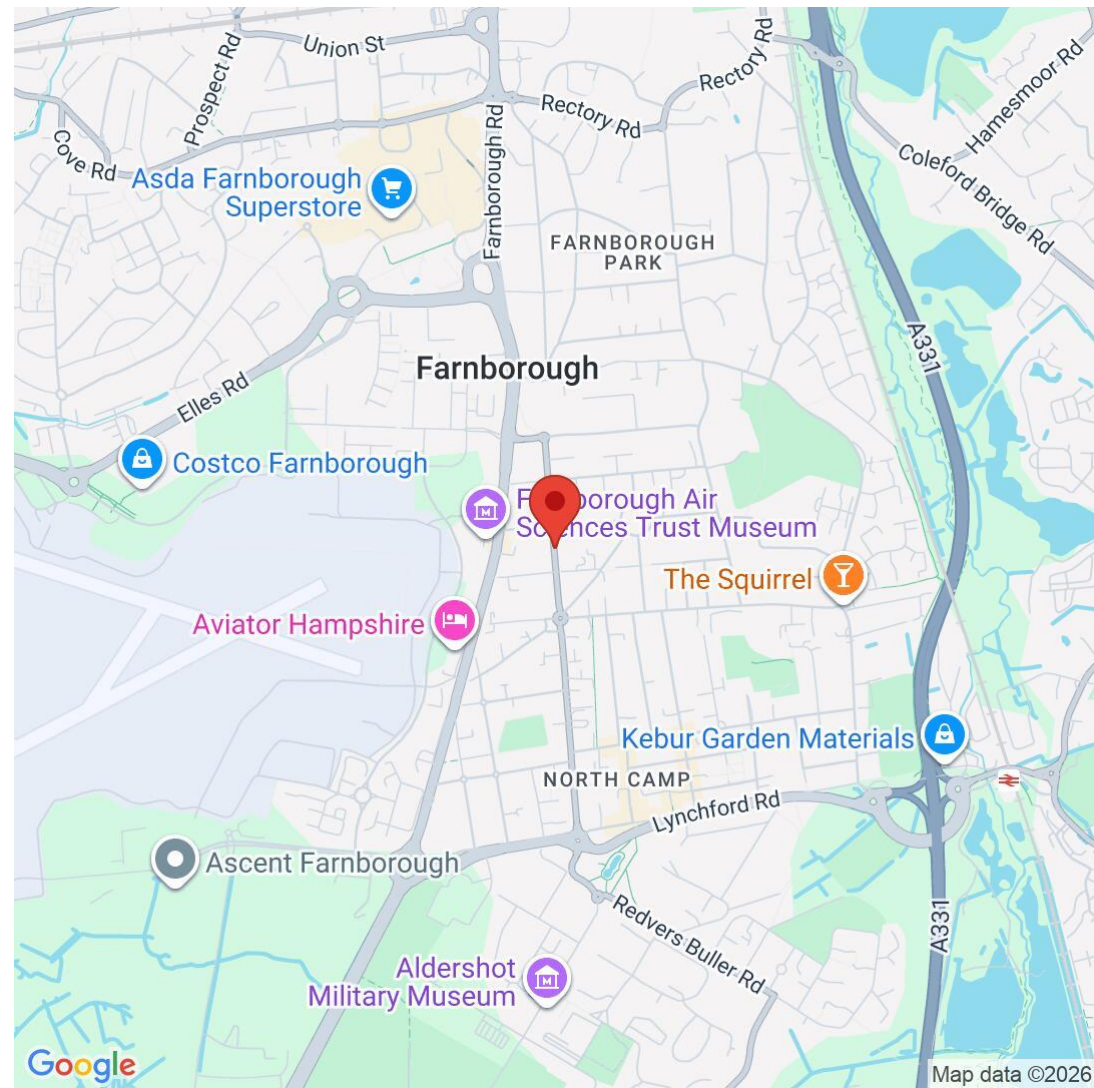
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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		
(69-80)	C	79	79
(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	