

Selbon
Simply Different

296 Farnborough Road, Farnborough,
Hampshire, GU14 7TQ

Guide price £265,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- No onward chain
- Top floor apartment with far-reaching views
- Two generous double bedrooms
- Two allocated parking spaces
- Secure entry system
- Beautifully presented throughout
- Spacious 24ft open-plan living room/kitchen
- Modern fitted bathroom
- Electric heating and double glazing
- Convenient for Farnborough town centre, mainline station and major road links







Selbon Estate Agents are delighted to offer to the market this beautifully presented top floor apartment, ideally situated within the sought-after Grand View development in Farnborough. Offered to the market with no onward chain, this impressive home enjoys far-reaching views, two allocated parking spaces – a rare feature for apartments in the area – and is ideal for first-time buyers, professionals or investors alike.

The apartment is exceptionally well maintained throughout and offers bright, contemporary accommodation centred around a superb open-plan living space. The generous 24ft dual-aspect living room and kitchen provides an excellent environment for both relaxing and entertaining, with ample room for defined seating and dining areas. The modern fitted kitchen offers a range of storage units, integrated cooking appliances and practical work surfaces, creating a stylish yet functional heart of the home.

There are two excellent double bedrooms, both generously proportioned, with the principal bedroom benefiting from built-in wardrobes. A modern three-piece bathroom serves the property, while a useful storage cupboard houses the hot water cylinder and provides additional storage.

Further benefits include electric heating, double glazing throughout, a secure entry system, two allocated parking spaces and the advantage of being positioned on the top floor, allowing the apartment to enjoy wonderful far-reaching views across the surrounding area. The property is held on a lease with approximately 117 years remaining, benefits from no ground rent, and has an annual service charge of approximately £1,800.

Grand View is conveniently positioned for easy access to Farnborough town centre, offering an excellent selection of shops, cafés and restaurants. Farnborough Main railway station provides direct services to London Waterloo in around 35 minutes, while the A331, M3 and Farnborough Airport are all within easy reach, making this an excellent location for commuters.







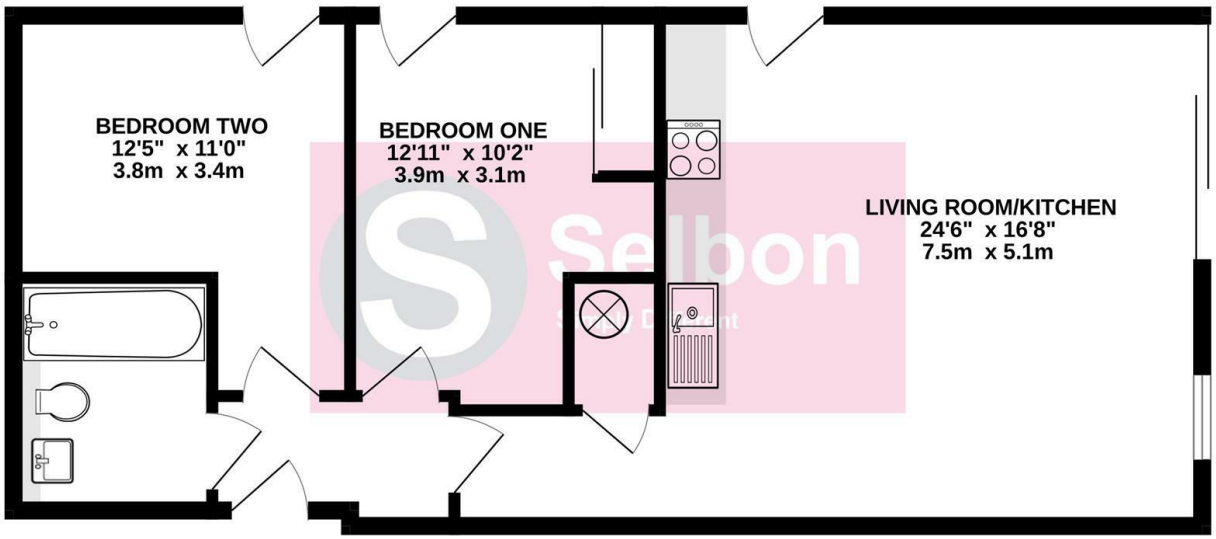








Floor Plans



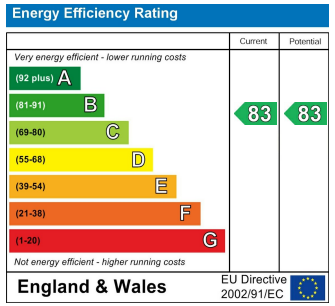
TOP FLOOR

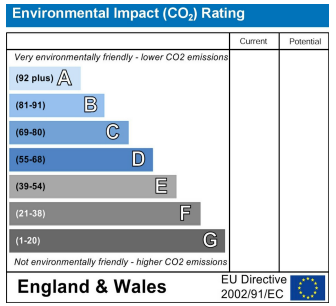
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band:

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Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk