



**Osbornes**  
Independent estate agents

Coxwell Avenue | Farnborough

# PRIVATE PATIO AREA.

Two Double Bedrooms | Modern Kitchen | Modern Bathroom | En-Suite to Master | Private Patio Area | Off Street Parking

**£250,000 | Leasehold**

**PRIVATE PATIO AREA.** A well-presented two bedroom ground floor apartment, ideally situated in a modern development in Farnborough and offered with allocated parking and its own private patio area. The property is bright and spacious throughout, with a generous open plan living room/kitchen measuring over 20ft, creating an excellent everyday living and entertaining space. The kitchen is fitted with a modern range of units and integrated cooking appliances, while the living area opens directly onto the patio via French doors. There are two good size double bedrooms, with the principal bedroom benefiting from an en suite shower room, in addition to a separate modern family bathroom. The apartment is presented in clean, neutral decorative order, making it ready to move straight into. Further benefits include double glazing, a secure communal entrance and an allocated parking space. Coxwell Avenue is well placed for access to Farnborough town centre, local shops, schools and commuter routes, with Farnborough Main station and road links nearby.

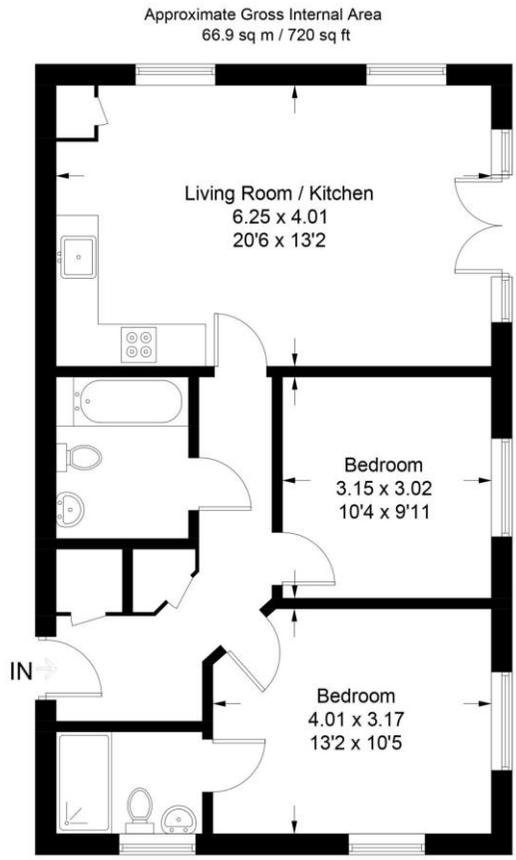
Tenure: Leasehold EPC Rating: C Council Tax Band: C £1967pa

Lease 114 years remaining - Ground Rent £250 per annum Service Charge & Estate Fee £223pcm

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.







Ground Floor



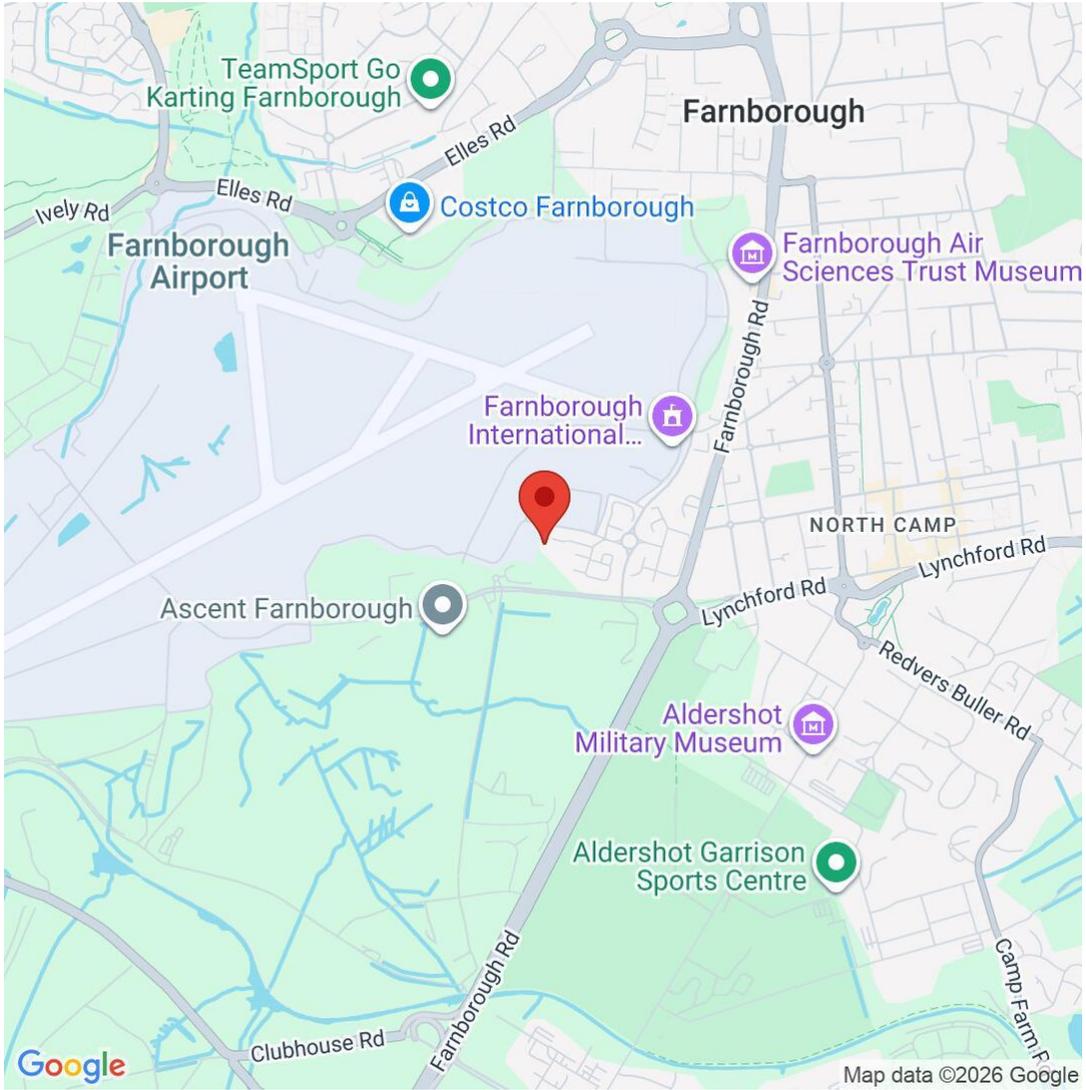
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID775144)

# 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	83	83
(69-80)	C		
(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	