



Total area: approx. 57.4 sq. metres (617.7 sq. feet)



**Fernhill Place | Tubbenden Lane South | Farnborough Village | BR6**

Guide Price £275,000 - £300,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Peaceful yet convenient setting
-  First floor
-  Allocated parking space
-  Close proximity to amenities & coveted schools
-  Popular Farnborough Village location
-  2 bedrooms
-  Immaculately-maintained communal grounds
-  No onward chain



Kenton are delighted to present this well-proportioned 2 bedroom first floor flat, situated in the peaceful and attractive yet convenient setting of Fernhill Place, within the ever-popular Farnborough Village. Internally, the flat comprises; an ample-sized living room with sliding doors on to a Juliet balcony which benefits from a south-easterly orientation, a fitted kitchen situated off of the living room, two bedrooms (with "Bedroom 1" benefitting from built-in wardrobes) as well as a bathroom with 3-piece suite. Notably, the hallway is also well-proportioned. Externally, there is an allocated parking space as well as several other visitor parking spaces. Furthermore, there are attractive and immaculately-maintained communal grounds featuring traditional lawn areas and mature trees and shrubs. Fernhill Place is conveniently-located within just a few moments' walk of Farnborough Village High Street and its range of handy shops and amenities. Additionally, bus stops are also within walking distance, ensuring easy-access to both Orpington and Locksbottom High Streets (with Bromley slightly further afield also) and their respective arrays of; pubs, restaurants and leisure and beauty facilities. A range of reputable and popular schools are also within close proximity, namely the currently-rated Ofsted "Good" Farnborough and Tubbenden Primary Schools, in addition to the currently-rated Ofsted "Outstanding" Darrick Wood and Newstead Wood Seniors Schools. Also worthy of mention is the vast Kent countryside on offer nearby, and so plenty a walking spot. Marketed with the benefit of no onward chain.

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**Hallway**

15'8" x 3'3" (4.77m x 0.99m)  
Coved ceiling, built-in airing/storage cupboard (housing both hot water cylinder and cold water tank), radiator, fitted carpet.

**Living Room**

10'11" x 14'4" (3.32m x 4.38m)  
Double glazed sliding doors to Juliet balcony to rear, coved ceiling, radiator, fitted carpet.

**Kitchen**

7'2" x 7'10" (2.19m x 2.39m)  
Double glazed window to side, coved ceiling, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, composite sink unit, integrated oven with 4-ring gas hob and fitted extractor hood over, integrated under-the-counter fridge, plumbing for washing machine, Potterton traditional-style boiler, tiled flooring.

**Bedroom 1**

14'7" maximum x 8'9" (4.44m maximum x 2.66m)  
Double glazed window to side, coved ceiling, built-in wardrobes, radiator, fitted carpet.

**Bedroom 2**

9'8" x 6'6" (2.95m x 1.98m)  
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

**Bathroom**

12'4" x 7'1" (3.77m x 2.17m)  
Coved ceiling, part-tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, radiator, vinyl flooring.

**Parking**

Allocated parking space in addition to several additional visitor parking spaces.

**Communal Areas**

Immaculately-maintained and attractive communal garden areas with traditional lawn areas as well as mature trees and shrubs.

**Tenure/Associated Charges Details;**

**Tenure:** Kenton understand that the tenure is "Share of Freehold"  
**Lease Term:** Kenton understand that there is currently circa 92 years outstanding on the lease term.  
**Ground Rent:** N/A - Kenton understand that there is no ground rent payable.  
**Service Charge:** Kenton understand that there is a service charge payable every 6 months, with the last two payments equating to £872.35. Kenton understand that this charge includes buildings insurance and covers maintenance of the communal areas and grounds.

