

Selbon
Simply Different

Boundary Road, Farnborough,
Hampshire, GU14 6SE

Offers over £235,000 Leasehold

2 2 1 C

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Ground Floor Apartment
- Two Bathrooms
- Fully Fitted Kitchen
- Communal Gardens
- Fully Refurbished Throughout
- Two Bedrooms
- Large Reception Room
- Secure Gated Development
- Allocated Parking

Selbon Estate Agents are delighted to offer to the market this beautifully refurbished ground floor apartment, situated within a secure gated development and offered with no onward chain and a long lease of approximately 156 years.

Presented in excellent condition throughout, this spacious two-bedroom apartment provides stylish, contemporary accommodation ideal for first-time buyers, downsizers, or professionals seeking a move-in-ready home. Having been refurbished, the property offers a superb blend of comfort, practicality and low-maintenance living.

The accommodation is well planned and generously proportioned throughout, comprising an impressive living room which provides ample space for both seating and dining areas, creating an ideal environment for relaxing or entertaining. The new, fitted kitchen is well-appointed with a range of storage units and work surfaces, offering practicality without compromising on space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The second bedroom offers excellent versatility and could equally serve as a guest room, home office or hobby room. A separate family bathroom fitted with a white suite completes the accommodation, whilst additional storage cupboards in the hallway provide valuable everyday practicality.

The apartment benefits from convenient step-free access and enjoys pleasant views over the well-maintained communal gardens, which contribute to the peaceful and welcoming atmosphere of the development, whilst remaining conveniently located for local shops, amenities and transport links.

The current service charge for 2026 is £2,553.24 per annum (£255.32 per month over 10 months). Ground rent is a peppercorn rent.

An early viewing is highly recommended to appreciate the size, condition and location of this exceptional apartment.

N.B Some images have been digitally enhanced or virtually staged for illustrative purposes.

















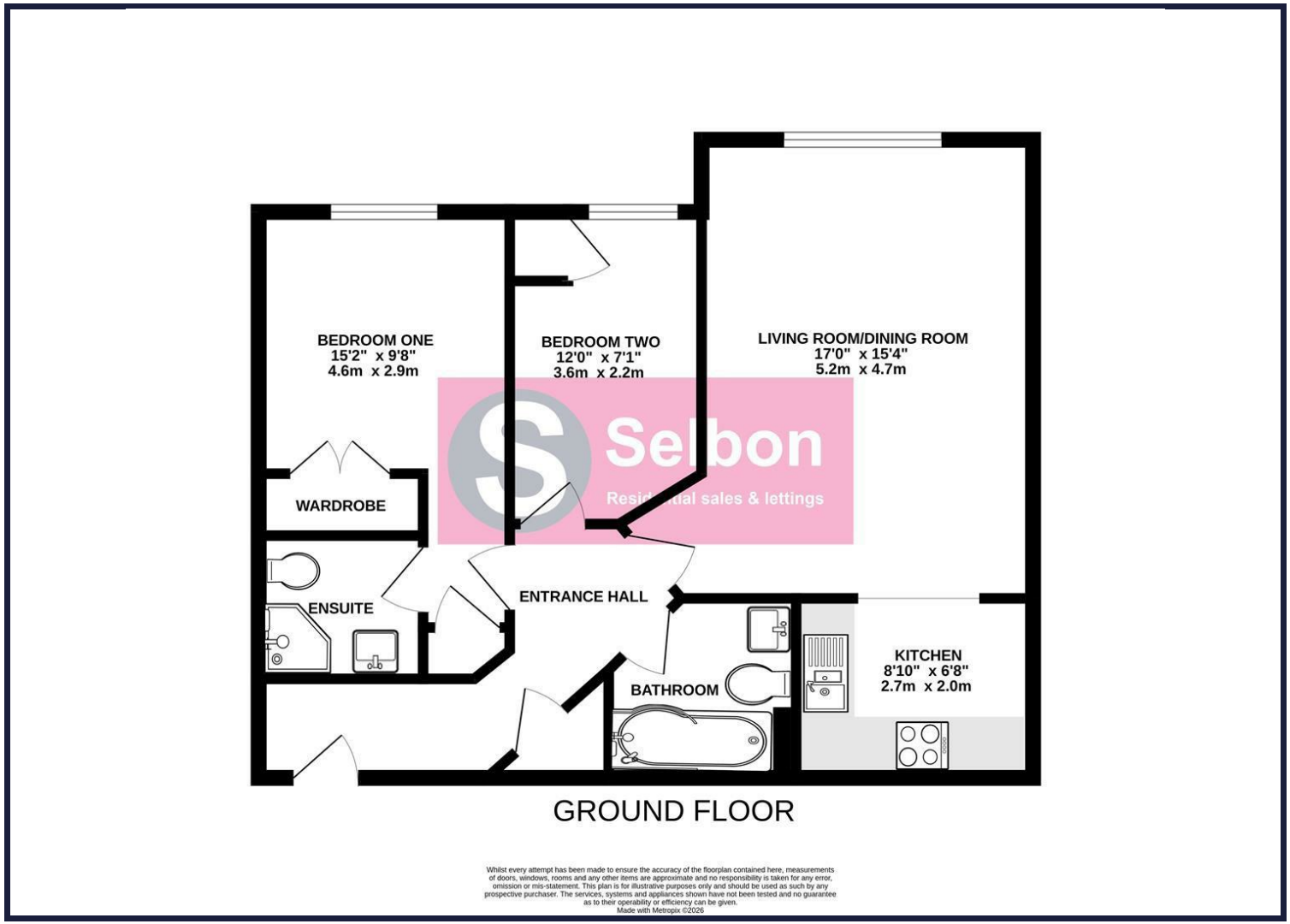







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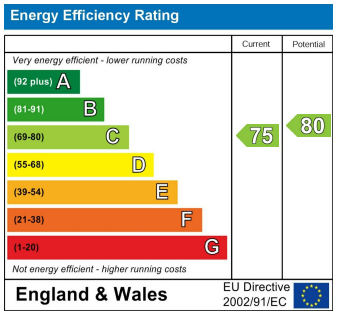
Floor Plans

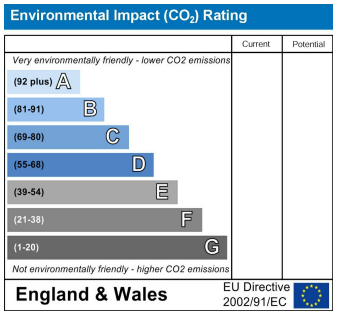


Area Map



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: C

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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