



Selbon

Simply Different

The Byfrons, Boundary Road, Farnborough,
Hampshire, GU14 6SE

Offers over £230,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Two Bedrooms
- Gated Development
- Visitors Parking
- Close to Local Amenities
- Views Over Communal Gardens
- Family Bathroom and Ensuite
- Allocated Parking Space
- Great First Time Buy
- Short Drive to Mainline Station

Selbon Estate Agents are delighted to offer to the market this spacious first-floor apartment, ideally situated within the highly regarded The Byfrons development on Boundary Road. Offered to the market with no onward chain and benefiting from a 156-year lease, this well-presented home represents an excellent opportunity for first-time buyers, downsizers and investment purchasers alike.

Positioned within a secure gated development, the property provides both peace of mind and a welcoming community atmosphere. One of the larger apartment styles within the development, it offers generous and well-proportioned accommodation throughout, with attractive views over the beautifully maintained communal gardens.

The accommodation comprises a bright and spacious lounge/dining room, a separate fully fitted kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. A modern family bathroom with a white suite and shower over the bath serves the second bedroom, while the welcoming entrance hall offers excellent built-in storage.

The Byfrons enjoys a convenient position on Boundary Road, within easy reach of Farnborough town centre, offering a wide selection of shops, supermarkets, cafés and restaurants. Farnborough Main railway station provides fast services to London Waterloo in approximately 35-40 minutes, making it an ideal location for commuters, while excellent road links via the A331, M3 and M4 offer easy access to Guildford, Reading, Basingstoke and the wider motorway network.

The current service charge for 2026 is £2,553.24 per annum (payable as £255.32 per month over 10 months), with the property also benefiting from a peppercorn ground rent.

This move-in ready apartment combines generous living space, a secure setting and an excellent location, making it a fantastic opportunity. Early viewing is highly recommended to appreciate all that this superb home has to offer.





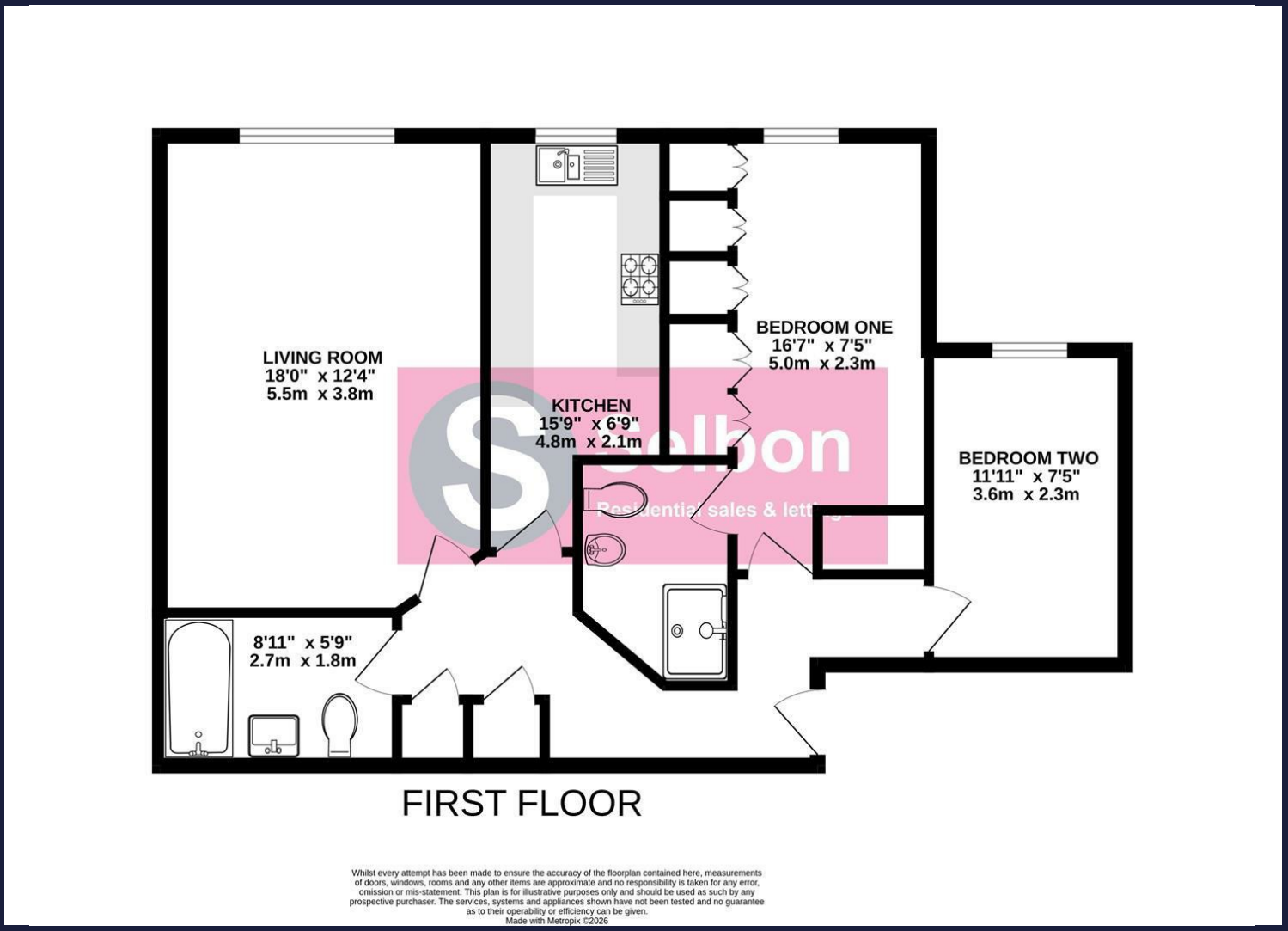




THE
BYFRONS



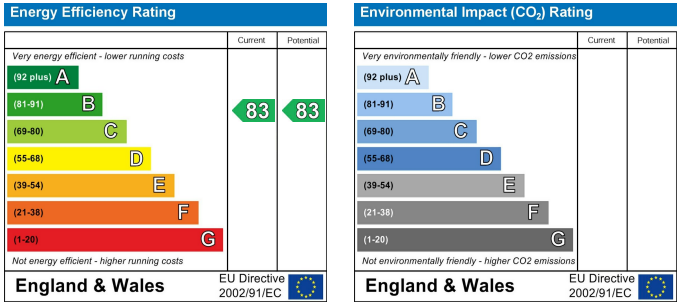
Floor Plans



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

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Council Tax Band: C