

Selbon
Simply Different

72 Alexandra Road, Farnborough,
Hampshire, GU14 6DD

Offers over £155,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Spacious one-bedroom first-floor apartment
- Modern fitted bathroom
- Fitted kitchen
- Communal parking
- Excellent access to Farnborough town centre and mainline station
- Generous 22ft living/dining room
- Well-proportioned double bedroom
- Convenient central hallway
- Walking distance to local shops and amenities
- Ideal first-time purchase

Selbon Estate Agents are delighted to offer to the market this well-presented one-bedroom first-floor apartment, ideally positioned within the popular Rotherwick Court development, offering spacious accommodation, a modern bathroom and views over Osbourne Park to the rear.

The property is accessed via a communal entrance with stairs leading to the first floor. Upon entering the apartment, a welcoming hallway provides access to all principal rooms.

The generous living room stretches over 22ft in length, creating an excellent space for both relaxing and entertaining, with ample room for separate seating and dining areas. The adjoining kitchen is fitted with a range of base and eye-level units, work surfaces and space for appliances, making it a practical and functional area.

The double bedroom is well-proportioned and comfortably accommodates a double bed along with additional bedroom furniture and has plenty of built in stotage with both a single and double cupboards. Completing the accommodation is a stylish, modern bathroom, fitted with a contemporary white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC.

Externally, residents benefit from communal parking, available on a first come, first served basis, together with well-maintained communal grounds.

Situated in a convenient location, the apartment is within easy walking distance of local shops and everyday amenities, while Farnborough town centre, the mainline railway station and excellent road links including the A331 and M3 are all easily accessible, making this an ideal purchase for first-time buyers, downsizers or investors alike.

We have been advised that the service charge for the property is £1,617 per annum with £100 due in ground rent. The lease has 95 years to run and the freeholder is open to a discussion around extending this if required.











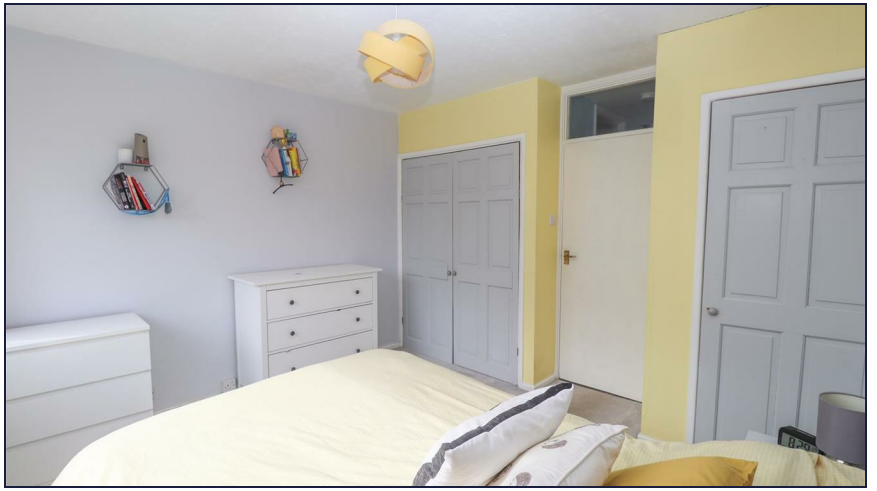















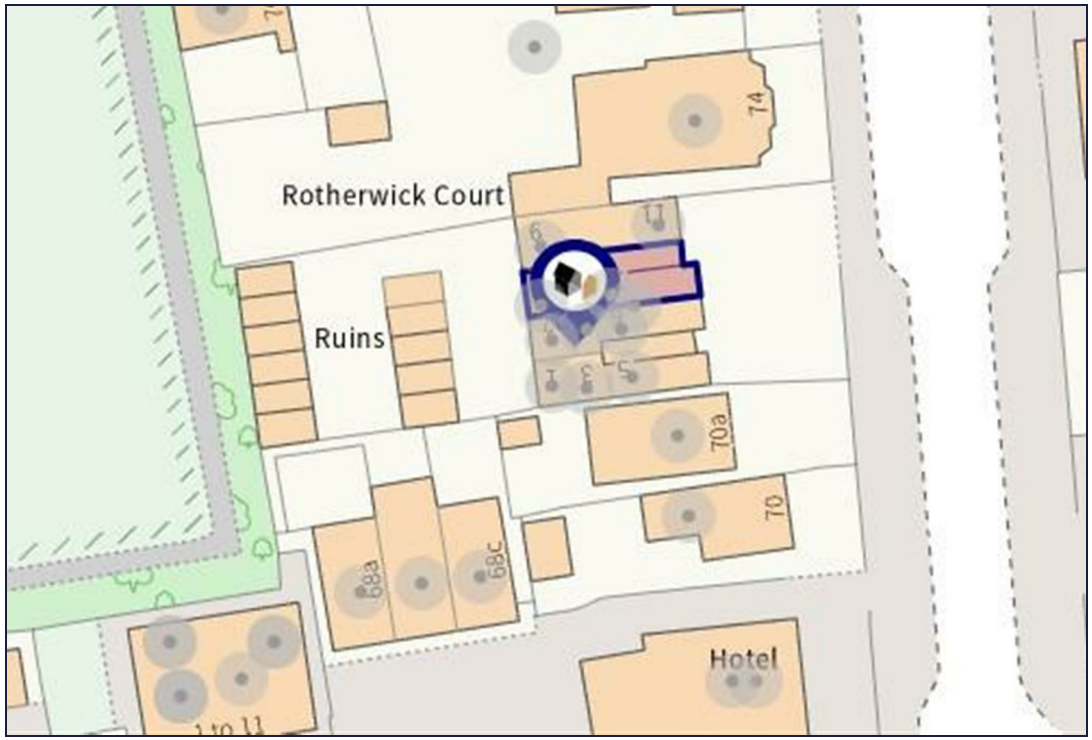
Rotherwick Court
Ruins
T4
T0a
T0
68a
68c
Hotel

Floor Plans



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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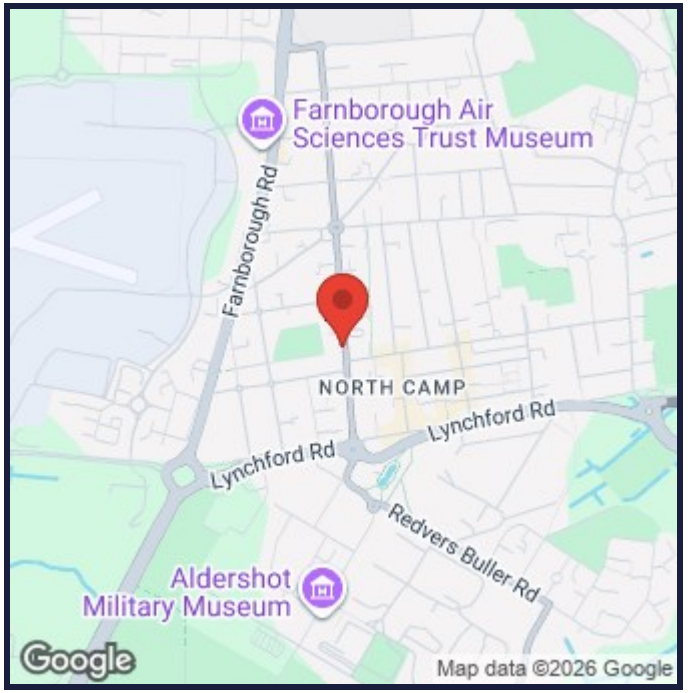
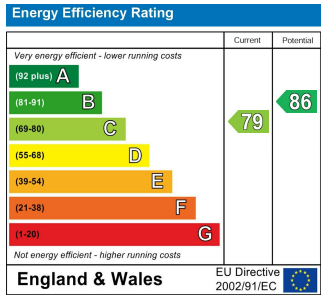
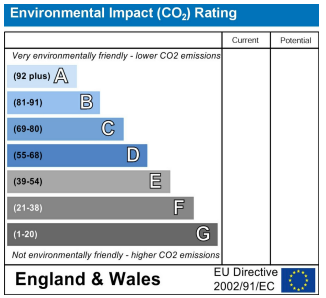
Area Map



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: B

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