



Balmoral Court, Farnborough

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- Well-presented two-bedroom apartment
- Spacious living and dining area
- Popular Balmoral Court location
- Close to shops, transport, and Farnborough town centre
- Ideal for first-time buyers or investors

A well-presented two-bedroom apartment in the popular Balmoral Court development, offering bright and spacious accommodation with excellent access to local amenities, transport links, and Farnborough town centre. An ideal home for first-time buyers, investors, or those looking to downsize.

Situated within the ever-popular Balmoral Court development, this well-presented two-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Combining generous living accommodation with a convenient location, the property is perfectly positioned to enjoy everything Farnborough has to offer.

The apartment provides approximately 618 sq. ft. of well-planned living space, featuring a bright



and spacious reception room that offers plenty of room for both relaxing and dining. The fitted kitchen is practical and well-appointed, while the two well-proportioned bedrooms provide comfortable accommodation, with flexibility for a home office or guest room if required.

The bathroom is finished in a neutral style and serves the property well, creating a functional and comfortable living environment throughout.

Ideally located, Balmoral Court is within easy reach of Farnborough town centre, excellent transport links, including the mainline station with services to London Waterloo, as well as a range of local shops, supermarkets, schools, and leisure facilities.

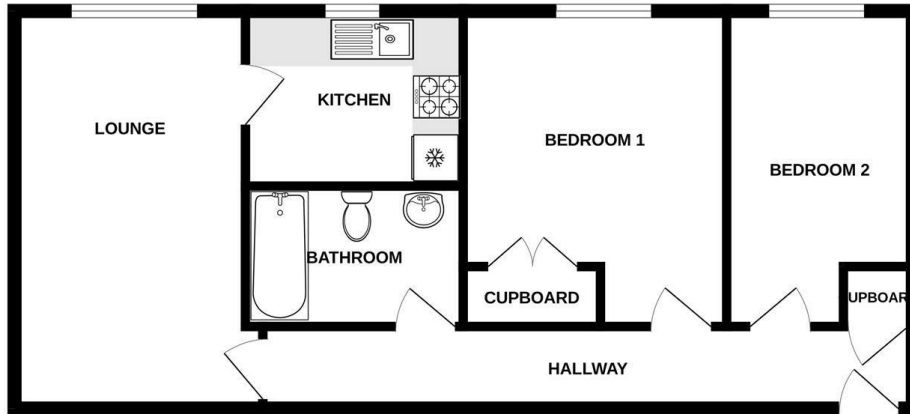
Whether you're taking your first step onto the property ladder or adding to your investment portfolio, this apartment represents an excellent opportunity to purchase a home in a highly convenient and sought-after location.

Tenure: Leasehold
Remaining Lease: Approximately 99 Years
Ground Rent: £200 per annum
Service Charge: £1 394.92
Council Tax Band: B
EPC Rating: C (73/75)

Note: Photos were taken pre-current tenancy



TOP FLOOR
618 sq.ft. (57.4 sq.m.) approx.



2 BEDROOM, 1 BATHROOM
TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	78	82
England & Wales	EU Directive 2002/91/EC 	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

