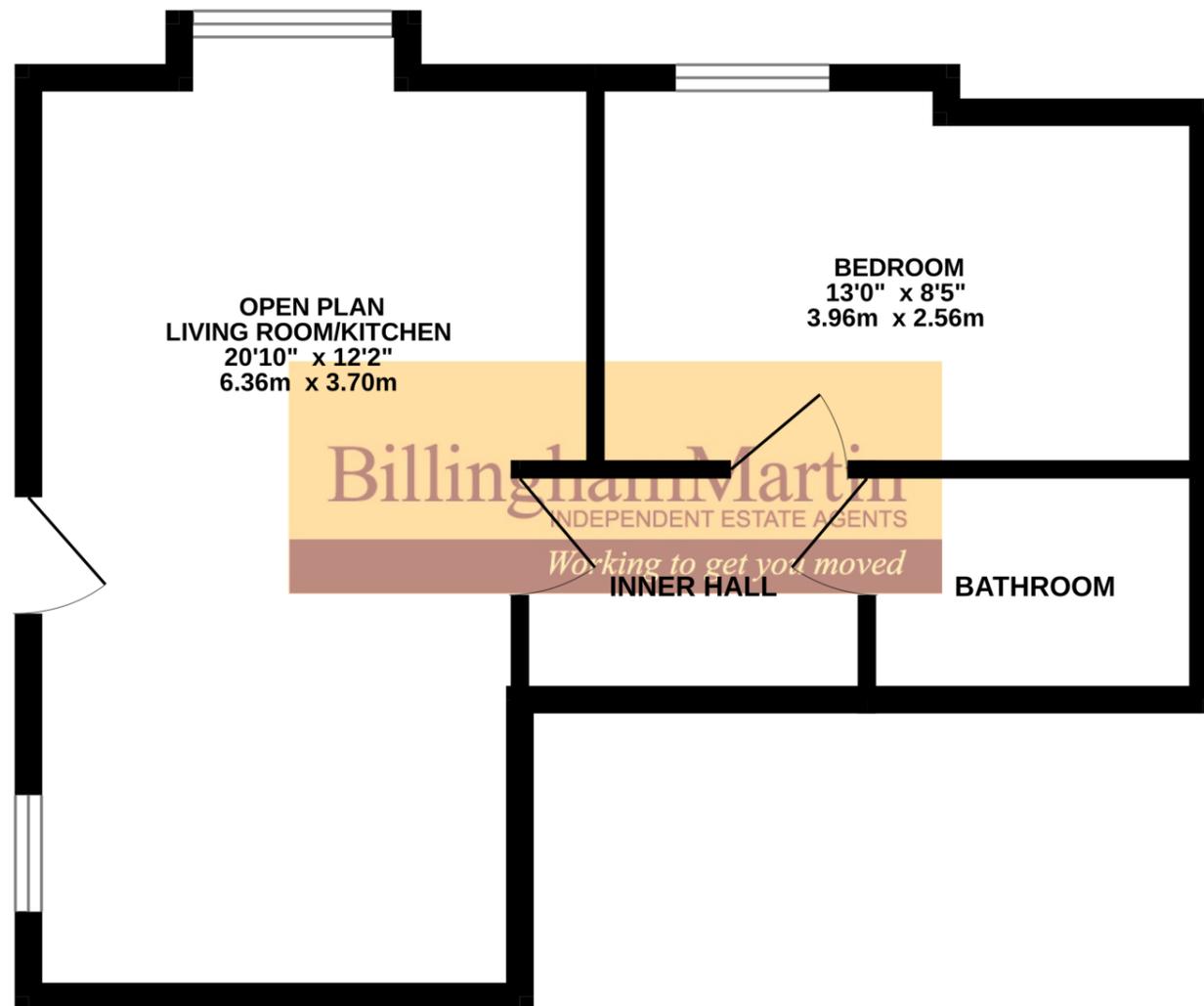


GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



4a Netley Street

1, Penny Court, Farnborough, Hampshire GU14 6GW £185,000 Leasehold Share of Freehold

A very well presented ground floor maisonette built in 2021 being sold with an equal 1/11 share of the freehold and a remaining lease term of 120 years situated in a sought after road enjoying easy access to local parks and North Camp Village shops and amenities. Accommodation comprises open plan living room/kitchen, inner hall, double bedroom, bathroom. Features to note include no onward chain, gas central heating, allocated parking and communal garden to rear with access into Osborne Park. EER 'C'

GROUND FLOOR

COVERED PRIVATE ENTRANCE

Courtesy lighting.

OPEN PLAN LIVING ROOM/KITCHEN

20' 10" x 12' 2" (6.35m x 3.71m) max into bay. Side aspect multi-point locking composite door with opaque double glazed insert, side aspect upvc double glazed window, front aspect upvc double glazed bay window, radiator, TV and FM aerial points, laminate flooring. Open plan kitchen with matching range of eye and base level units incorporating square edged work surfaces with inset single bowl sink unit with mixer tap. Built in four ring electric hob with extractor fan above and fan assisted oven below, integrated dishwasher, plumbing and space for washing machine, space for upright fridge/freezer, wall mounted concealed gas central heating combination boiler, door to inner hallway, smooth finish ceiling.

INNER HALL

Doors to bedroom and bathroom, radiator, wall mounted consumer unit, laminate flooring, smooth finish ceiling.

BEDROOM

13' 0" x 8' 5" (3.96m x 2.57m) Front aspect upvc double glazed window, radiator, TV and FM aerial points, smooth finish ceiling.

BATHROOM

Three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower, fitted shower screen. Chrome heated towel rail, part tiled walls, laminate flooring, extractor fan, smooth finish ceiling.

COMMUNAL GROUNDS

Residents car park with allocated space and visitor spaces, residents bike rack and bin storage area, laid to lawn garden to rear with gate giving access to Osborne Park.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the seller the property is sold with an equal share (1/11) of the freehold and with a remaining unexpired lease term of 120 years, there is no ground rent payable and the service/maintenance charge is £97 pcm which has been paid up until January 2027.

