



38 Marston Drive, FARNBOROUGH, Hampshire GU14 8JL

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this three bedroom maisonette situated in a quiet spot location. The property is ideally located with access to a range of local amenities including; local schools including Farnborough Sixth Form College, Blackwater shopping centre, local parks. Just a short drive away you also have; Farnborough mainline station to London and the town centre, Farnborough airport and also the M3 and A331 are very accessible.

Accommodation comprises; on the ground floor is a welcoming entrance hall with storage cupboards. On the first floor is a spacious lounge/dining room overlooking the communal gardens, a well presented, fully-fitted kitchen, a landing with fitted cupboards and a W.C. On the second floor are three generous bedrooms and a family bathroom.

Outside to the rear is a communal garden and a brick-built shed. Residents are able to apply for residential parking permits.

LEASE INFORMATION:

- Ground rent = £10 a year approximately
- Service Charge = £44.50 per month approximately
- Lease Length = 125 year lease from 27th June 1983 (approximately 84 years remaining)

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floor plans shown are for illustrative purposes only and are not drawn to scale.

£255,000 Leasehold



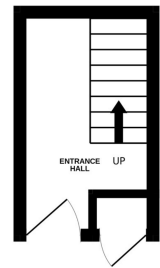
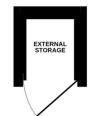
- THREE BEDROOM
- MAISONETTE
- GENEROUS KITCHEN
- FAMILY BATHROOM
- COUNCIL TAX BAND = B

- WALKING DISTANCE OF BLACKWATER SHOPPING CENTRE
- LIVING/DINING ROOM
- CLOAKROOM

GROUND FLOOR
71 sq.ft. (6.6 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.3 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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