



Flat 3, 44 Pine Court, Reading Road, Farnborough, Hampshire

£200,000 Leasehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this ground floor apartment with direct access to the secluded communal gardens and offered for sale with no onward chain. Ideally located within walking distance to the local shops, cafes and restaurants and also North Camp station. Just a short distance away you also have; Farnborough airport, the mainline station which runs regular services to London, Farnborough town centre and also the M3 and A331 are very accessible.

The apartment is situated on the ground floor overlooking the communal gardens. Inside the apartment is a large, open-plan, three zone living/dining/kitchen. A double bedroom with fitted mirrored wardrobes and a modern en-suite bathroom. Further benefits include; gas central heating and two allocated parking spaces, no onward chain.

LEASE INFORMATION:

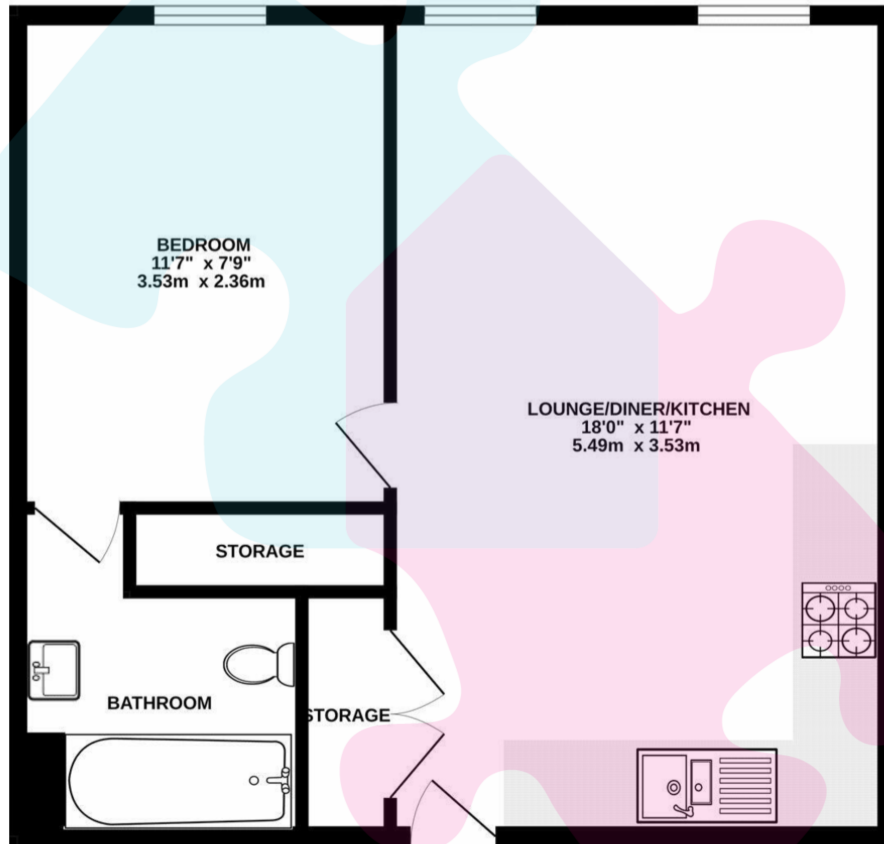
- 125 year lease granted circa 4th Dec 1992 (approx. 93 years remaining)
- Service Charge = approximately £100pcm
- Ground Rent = £75 pa

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. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING/DINING/KITCHEN AREAS
- COUNCIL TAX BAND = B
- TWO ALLOCATED PARKING SPACES
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- GAS CENTRAL HEATING

GROUND FLOOR



Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 