



## 38-44 12, Trident House, Victoria Road, FARNBOROUGH,

Offers in Excess of £170,000 Leasehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market this opportunity for first time, and investment buyers alike. Situated on the second floor, this apartment is located within walking distance of Farnborough town centre and Farnborough Main station which offers a number of fast services to London.

The apartment was built in 2019 to a high specification and comes with allocated parking. The property also benefits from a lift and video entry system.

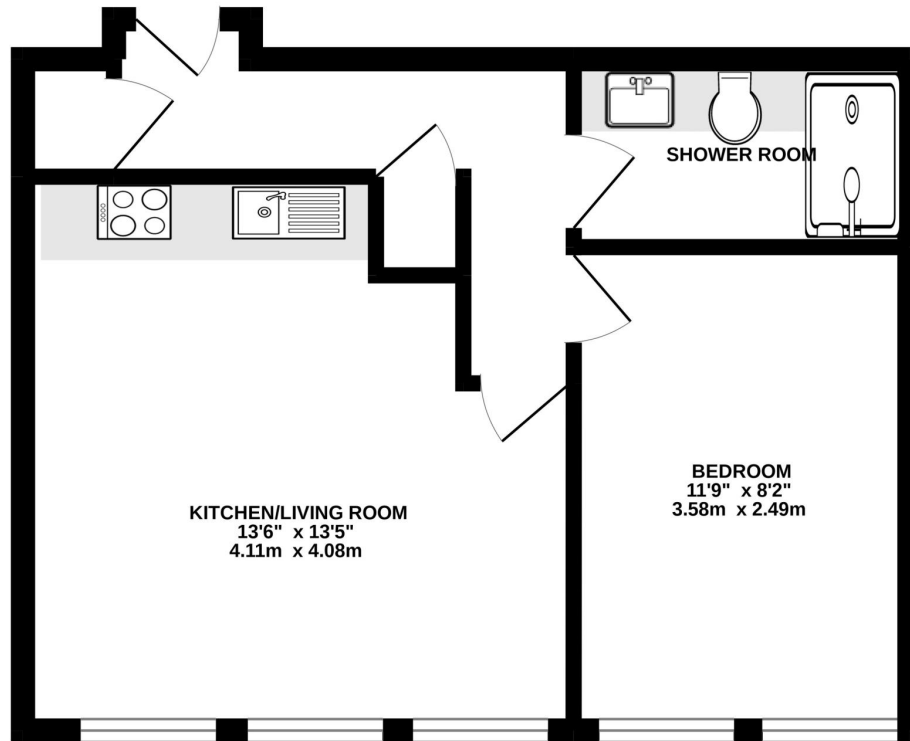
Accommodation comprises; entrance hall, open-plan kitchen living room, double bedroom and shower room.

LEASE = 999 years from 2019 / GROUND RENT = £150pa / SERVICE CHARGE = £1267pa

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



SECOND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.  
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- INVESTMENT OPPORTUNITY
- ALLOCATED PARKING
- WALKING DISTANCE FROM TOWN CENTRE
- NEWLY BUILT IN 2019
- WALKING DISTANCE OF FARNBOROUGH MAIN
- COUNCIL TAX BAND = A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	