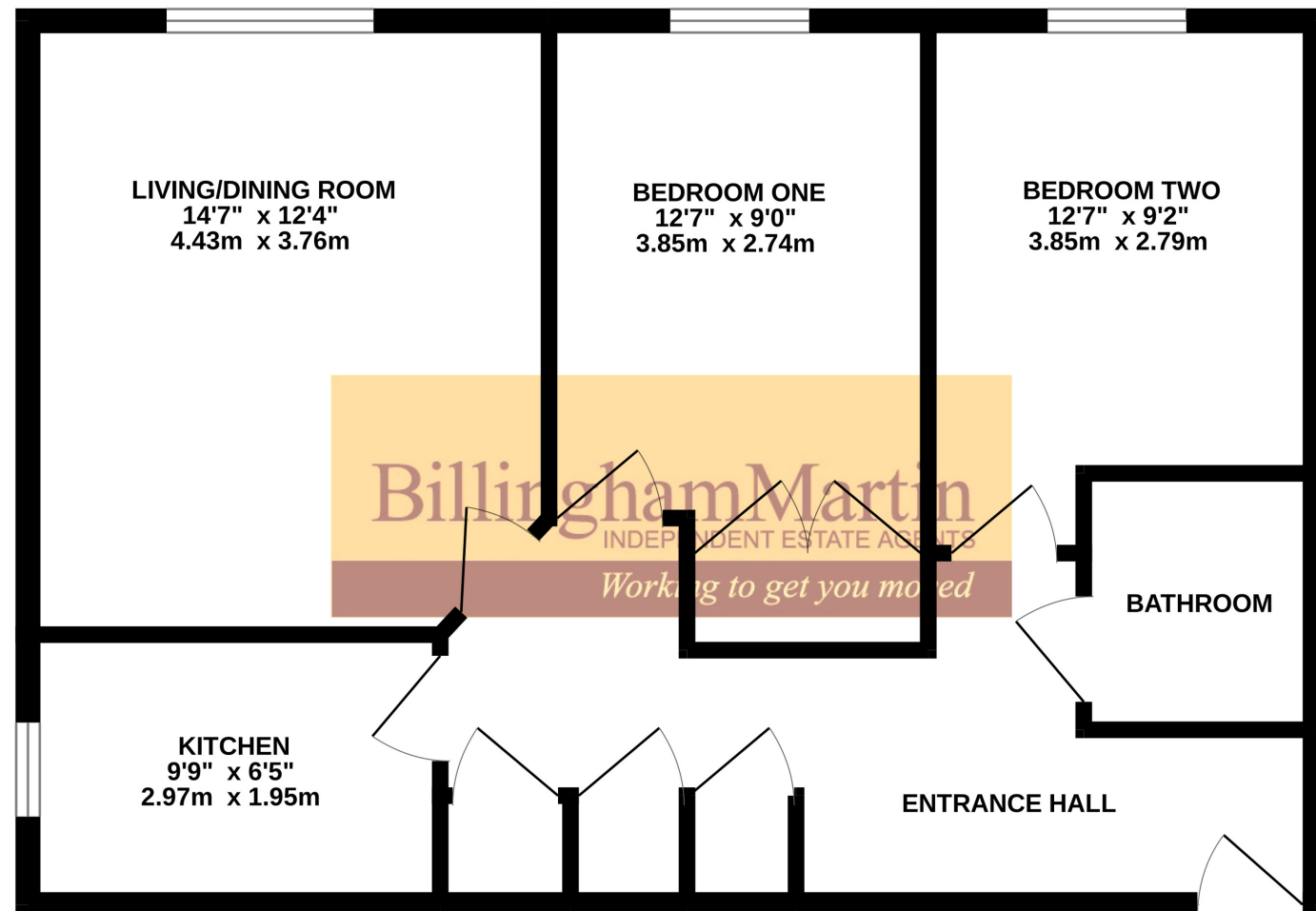


GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.  
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## Flat 24 The Byfrons

FARNBOROUGH, Hampshire GU14 6SE

£250,000 Leasehold

Situated in a gated development in the highly sought after area of South Farnborough is this impressive ground floor two bedroom apartment. Accommodation comprises entrance hall, living/dining room, kitchen, two double bedrooms, refitted bathroom. Features to note include stunning mature grounds, gas central heating, security door entry system, allocated and visitor parking. Energy Efficiency Rating 'C'

## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry panel, stairs to upper floor, communal lighting.

### ENTRANCE HALL

Doors to all rooms, range of built in storage cupboards, radiator, textured ceiling with coving.

### LIVING/DINING ROOM

14' 7" x 12' 4" (4.45m x 3.76m) Front aspect upvc double glazed window, radiator, cable point, space suitable for dining table and chairs, laminate flooring, textured ceiling with coving.

### KITCHEN

9' 9" x 6' 5" (2.97m x 1.96m) Side aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit. Four ring gas hob below extractor fan with fan assisted electric oven below. Plumbing and space for washing machine, space for American style fridge/freezer. Wall mounted combination boiler, part tiled walls, textured ceiling.

### BEDROOM ONE

12' 7" x 9' 0" (3.84m x 2.74m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving. Textured ceiling with coving.

### BEDROOM TWO

12' 7" x 9' 2" (3.84m x 2.79m) Max into doorway. Front aspect upvc double glazed window, radiator, textured ceiling with coving.

### REFITTED BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over, part tiled walls, extractor fan, smooth finish ceiling.

### COMMUNAL GROUNDS AND PARKING

The grounds are very well kept with areas of lawn, shrubs and mature trees, allocated parking with visitor parking bays.

### 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 of the following lease information:

Lease: 167 years remaining

Normal Service Charge: £1980 p/a

Please be aware that the listed service charge is temporary until December 2024. The current owners have advised that the £4000 service charge is a temporary measure to fund improvements around the building and the £400 monthly payments will only be valid for the remainder of 2024. There will be nothing to be pay in January or February 2025 and a review of the service charge (previously £1980 annually) will take place in February 2025

