



## Flat 2, 44 Pine Court, Reading Road, Farnborough, Hampshire

£210,000 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 and has views and direct to the communal gardens.

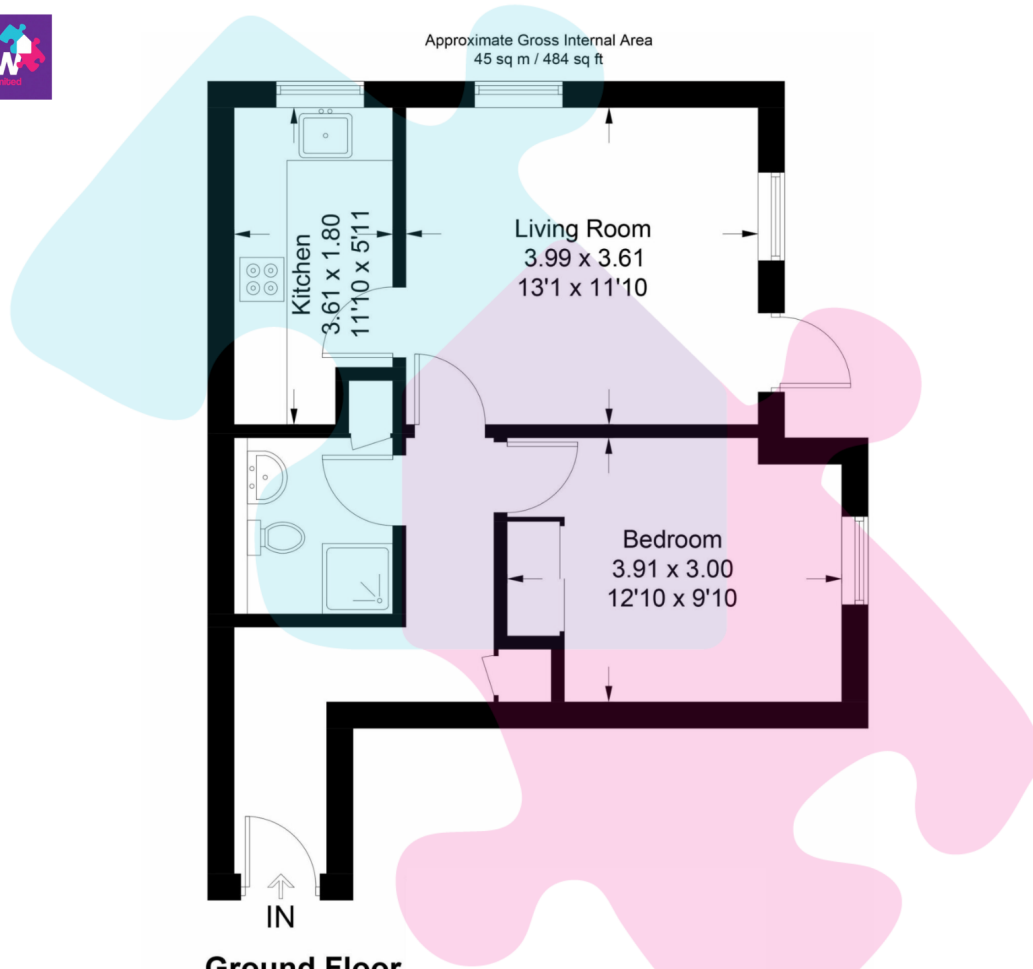
Inside the apartment is a beautifully presented living room with a door leading to the rear communal gardens, a fully fitted kitchen, a generous double bedroom with fitted mirrored wardrobes, a shower room, and entrance hall.

Further benefits include; gas central heating and two allocated parking spaces, no onward chain. LEASE INFORMATION: 125 year lease granted circa 4th Dec 1992 / Service Charge = approximately £100pcm





- NO ONWARD CHAIN
- DIRECT ACCESS TO COMMUNAL GARDEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- GROUND FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

