

5 Grandview, 296 Farnborough Road Farnborough, GU14 7GZ



£200,000 Leasehold



- Ground floor
- 26ft open plan reception & kitchen
- Modern bathroom suite
- Allocated underground parking
- Short walk to station & town centre

- Double bedroom with fitted wardrobes
- Enclosed winter garden balcony
- Lifts to all floors
- Communal gardens
- No onward chain



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

Built in approximately 2019, this stylish one double bedroom ground floor apartment is offered in good decorative order. There is wood-effect laminate flooring in the hall and reception area, and the property has electrical heating. The open plan reception/kitchen extends to 26ft, the kitchen being fitted with built-in appliances including fridge/freezer, dishwasher, oven and extractor hood. There are ample cupboards and working surfaces. From the reception room is a sliding door leading to an enclosed winter garden balcony with bifolds.



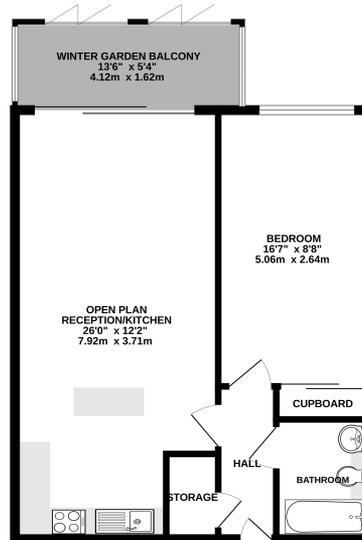
The bathroom is nicely fitted out with a bath with shower over, glazed screen, extensive tiling and a ladder heated towel rail. The double bedroom has built-in wardrobes with sliding mirror doors. Outside, there are communal gardens with paving and seating areas, and an allocated underground parking bay. No onward chain.



EPC Rating: D | Council Tax band C: £1,966.96 p.a. (2025/26) | Service charge: £1,200 p.a. | Ground Rent: £228.50 p.a. | Lease: 125 years from 1st January 2019 (118 years remaining)

This apartment is ideally situated to cater for the commuter, with Farnborough Main railway station (direct access to London Waterloo)

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of plots, sections, heights and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their quantity or efficiency can be given. Made with MyHome 5/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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