



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.  
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PROPERTY MISDESCRIPTIONS ACT 1991  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



2, Grandview, 296 Farnborough Road  
Farnborough, Hampshire GU14 7GZ

£200,000 Leasehold

A ground floor apartment situated within minutes walk of Farnborough Mainline Station, Town Centre and Queen Elizabeth Park. Accommodation comprises entrance hall, open plan living/kitchen/dining room, spacious bedroom with home office space, bathroom. Features include allocated space in secure underground car park with lift access directly into lobby, easily accessible residents garden with areas of artificial lawn and terrace, bin store and security door entry system. EER 'D'



## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry panel, doors giving access to lobby with lift down to car park, key entry door to bin store and twin opening doors to rear giving access to residents garden.

### ENTRANCE HALL

Side aspect door with security eye glass, space for coats and shoes, doors to open plan living/kitchen/dining room, bedroom and bathroom, built in storage cupboard housing plumbing and space for washing machine, cylinder tank and consumer unit, laminate flooring, wall mounted heater, smooth finish ceiling with inset downlighters.

### LIVING/KITCHEN/DINING ROOM

7.95m x 3.08m (26' 1" x 10' 1") max. Front aspect triple glazed door with Juliet balcony, fitted range of eye and base level units with squared edge work surface and matching upstands with inset stainless steel sink unit with mixer tap. Built in four ring touch screen hob and fan assisted electric oven with grill below extractor, integrated fridge and freezer and slimline dishwasher, tiled splashbacks with under unit lighting. Space for dining table and chairs and living room furniture, wall mounted heater, laminate flooring, smooth finish ceiling with inset downlighters.

### BEDROOM

6.20m x 2.91m (20' 4" x 9' 7") max. Front aspect triple glazed door with Juliet balcony, fitted double wardrobe with mirrored sliding doors, space for double bed and additional space suitable for home office, wall mounted heater, smooth finish ceiling with inset downlighters.

### BATHROOM

Three piece suite comprising floating wash basin with mixer tap, cistern enclosed wc, panel enclosed bath with thermostatic mixer tap and shower. Shower screen over bath, mainly tiled walls with mirror fronted bathroom cabinet, shaver points, heated towel rail, tiled floor, smooth finish ceiling with inset downlighters and extractor.

### COMMUNAL RESIDENTS GARDEN

Generous block paved terrace interspersed with raised planters leading to two areas of artificial lawn, communal lighting.

### UNDERGROUND RESIDENTS CAR PARK

Secure entry door, residents lift directly into lobby, numbered allocated spaces and visitor spaces (available by permit or payment over app), communal lighting.

### AGENTS NOTE

We have been advised by the seller the remaining lease term is circa 120 years and the current annual service charge is £1,320 and the current ground rent is £215 per annum.

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.

