



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.
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Flat 2, Christine Court Southwood Road

Farnborough, Hampshire GU14 0JL £220,000 Leasehold Share of Freehold

A ground floor flat being sold with an equal share of the freehold (1/4) and a remaining lease term in excess of 950 years situated in a non estate location offering easy access to local amenities including Southwood Country Park, Voyager Centre for Health, Morrisons Supermarket and Farnborough Main Station (Waterloo 37 mins). Accommodation comprises living/dining room, kitchen, two bedrooms, bathroom with features including upvc double glazing, gas central heating, parking space in residents car park and communal garden to rear. EER 'tbc'.

GROUND FLOOR

COMMUNAL ENTRANCE LOBBY

Front aspect hardwood door with opaque glazed insert and glazed side panel, doors to flats 1 and 2, stairs to first floor, meter cupboard, vinyl flooring, light.

LIVING/DINING ROOM

5.04m x 3.37m (16' 6" x 11' 1") excluding recess. Side aspect hardwood door with security eyeglass, front aspect upvc double glazed window and bay window, radiator, door to inner hall, archway to kitchen, television aerial point, telephone/broadband point, wall mounted thermostat central heating control, textured and coved ceiling.

KITCHEN

2.55m x 2.09m (8' 4" x 6' 10") Side aspect upvc double glazed window, range of eye and base level units with marble effect roll edged work surfaces and inset one and a third bowl single drainer sink unit with mixer tap. Built in four ring gas hob and fan assisted oven with grill, below extractor, plumbing and space for washing machine, space for fridge/freezer. Wall mounted 'Worcester' gas central heating combination boiler, tiled splashbacks, vinyl flooring, textured and coved ceiling.

INNER HALL

Doors to bedrooms and bathroom, built in linen cupboard with radiator, built in cloaks cupboard housing consumer unit, textured and coved ceiling.

BEDROOM ONE

2.95m x 2.80m (9' 8" x 9' 2") excluding recess. Rear aspect upvc double glazed bay window, radiator, built in double wardrobe offering storage over hanging rail and shelf, textured and coved ceiling.

BEDROOM TWO

2.83m x 2.47m (9' 3" x 8' 1") Rear aspect upvc double glazed window, radiator, textured and coved ceiling.

BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment. Radiator, tiled splashbacks, mirror fronted cabinet, vinyl flooring, extractor fan, courtesy light above fitted mirror, textured and coved ceiling.

COMMUNAL GROUNDS

Residents car park, mainly laid to lawn garden to rear with residents storage sheds.

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 the property is sold with an equal share (1/4) of the freehold and with a remaining unexpired lease term in excess of 950 years, there is no ground rent payable and the service/maintenance charge is £65 pcm.

