

Ratcliffe Road Farnborough, GU14 9AP



£220,000 Leasehold



- First floor maisonette
- Two double bedrooms
- Private garden
- No onward chain

- Double aspect kitchen
- Circa 13ft living room
- Outside storage
- Lease extension



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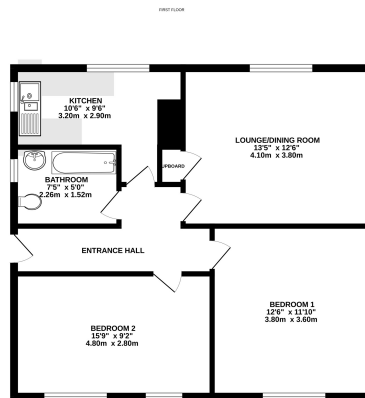
1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

A well presented spacious first floor maisonette situated in a popular residential road in Farnborough. The accommodation comprises an entrance hallway, spacious living/dining room, double aspect kitchen with space for a cooker and appliances, two double bedrooms and a modern bathroom suite. Further benefits include double glazing throughout and gas central heating. Outside, the property benefits from a circa 45ft private rear garden, a timber and a useful brick built storage shed with power and a further large storage cupboard under the stair case. The current owner has applied to have the lease extended to cover 990 years from 1985 (949 years remaining). NO ONWARD CHAIN.

EPC Rating: C | Council Tax Band B: £1,804.66 p.a. (2026-2027) | Service Charge: £605.04 p.a. | Ground Rent: £2.50 p.a.

Location: The property is within easy reach of the A331 and M3 motorways, and served by three railway stations with Farnborough Main being a mainline station to London Waterloo, and Farnborough North & North Camp Stations both providing links between Reading and Gatwick. Farnborough town centre is nearby with an extensive array of shopping facilities, restaurants and amenities.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and other facts are approximate and it is recommended to have the site measured or re-measured. 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 intended and no guarantee as to their quantity or efficiency can be given. Made with Hinge 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.