



1 12, Alexandra House, Queens Road, FARNBOROUGH,

Guide Price £300,000 Leasehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this stunning, top floor, luxury apartment converted in 2018. Ideally located within walking distance to the local shops, cafes and restaurants and also North Camp station. Just a short drive away you also have; Farnborough airport, the mainline station to London, Farnborough town centre and also the M3 and A331 are very accessible.

Accommodation comprises; a welcoming entrance hall complete with a double storage cupboard, a huge and spacious, open-plan kitchen/dining/living room, housing a contemporary-style, modern kitchen. The main bedroom is complete with fitted wardrobes and a unique and stylish, luxury en-suite shower room which is set in the turret of the building. There is a second, sizeable double bedroom and a beautiful and fully-tiled luxury bathroom. Further benefits include; allocated underground parking for two cars, double-glazing and a residents' communal garden.

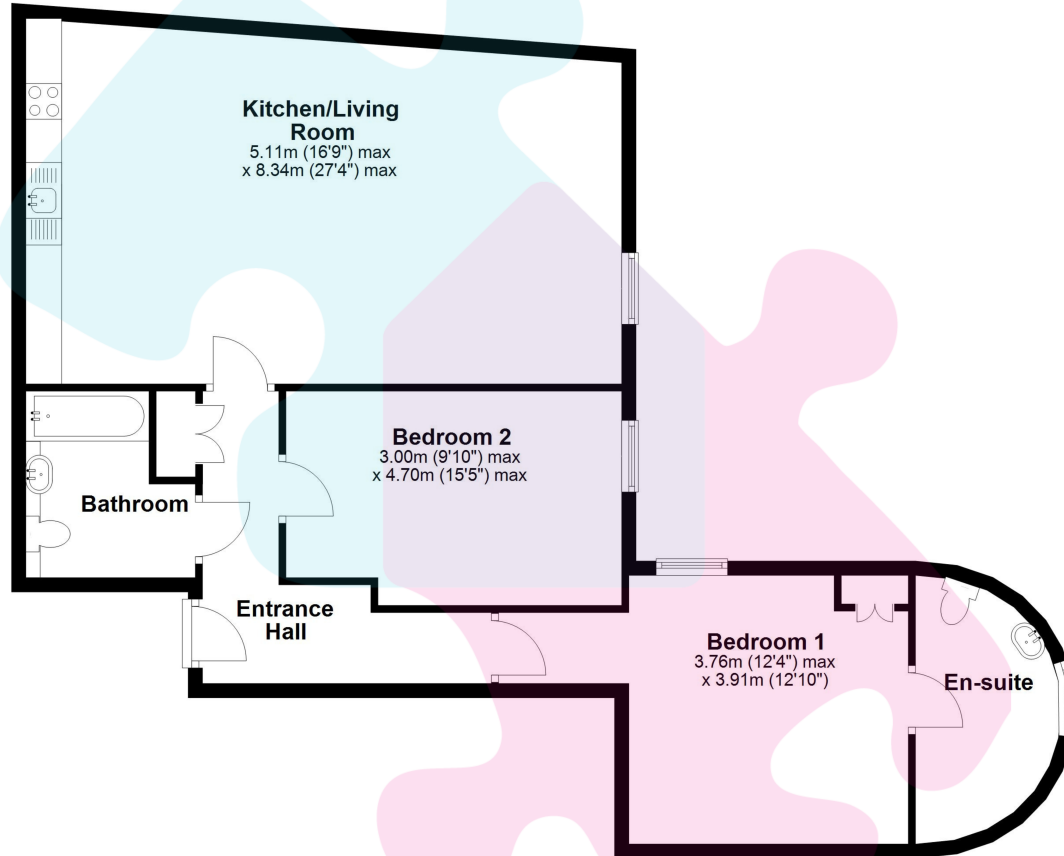
LEASE INFORMATION: Ground Rent = approx £250 per annum / Maintenance charge = £2235.26 approx. per annum / Lease Length = 125 year from 2018 (approx. 118 years remaining)



- UNDERGROUND, GATED PARKING FOR TWO CARS
- NEWLY CONVERTED IN 2018
- UNIQUE ENSUITE SHOWER ROOM
- COUNCIL TAX BAND = C
- TOP FLOOR LUXURY APARTMENT
- TWO DOUBLE BEDROOMS
- HUGE, OPEN-PLAN KITCHEN/DINING/LIVING ROOM

First Floor

Approx. 93.3 sq. metres (1004.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

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

