



9 Stratford Court, Salisbury Road, Farnborough, Hampshire. GU14 7AJ.
Guide Price £280,000

- Walking distance of town and station
- Share of freehold
- Two balconies
- Spacious second floor apartment
- Allocated parking
- Two bedrooms with wardrobes
- Large lounge/dining room
- Bathroom and en-suite shower
- Fitted kitchen with appliances
- No onward chain

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (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 | |

Description

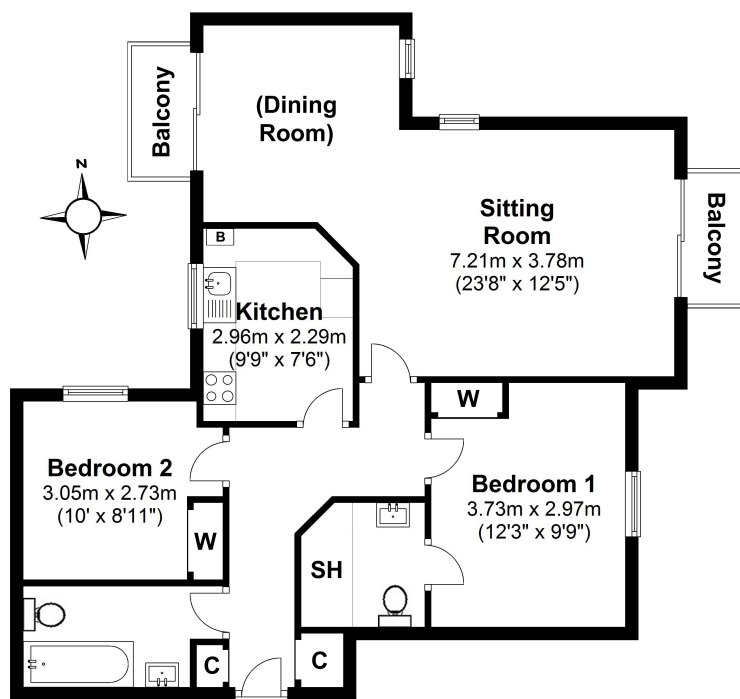
A spacious second floor apartment situated within the much sought after Farnborough Park. Situated on the second floor, the property features two balconies, two bedrooms, two bath/shower rooms, a generous living/dining room and a fitted kitchen. Further benefits include sealed unit double glazing, gas radiator central heating, electric gates with security intercom and allocated parking. Stratford Court is a short walk of the town centre and is less than 1/2 mile from the mainline station with regular service to Waterloo. The property comes with a share of the Freehold and the lease has 998 years remaining. The annual service charge is £2283.50, there is no Ground Rent payable. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Directions

Sat Nav Ref: GU14 7AJ

Local Authority

Rushmoor
Band D



Total area: approx. 70.7 sq. metres (761.5 sq. feet)

This plan is for layout guidance only.
Measurements are for general guidance
only and must not be relied upon

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.