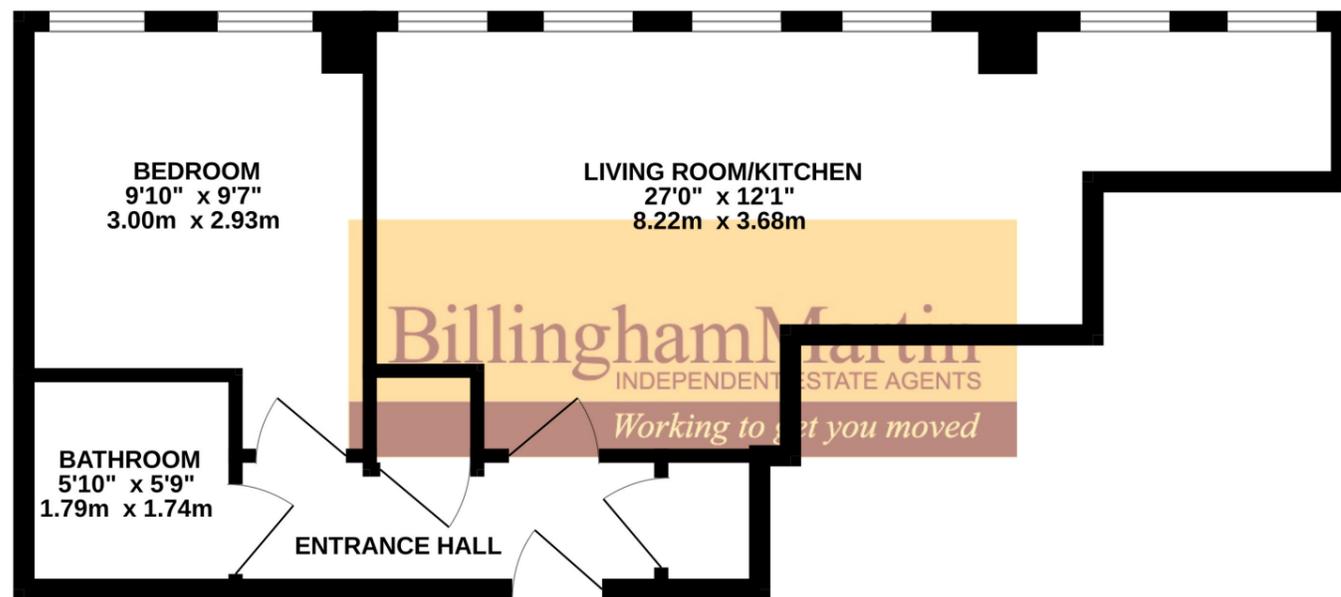


FIRST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.
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2, Trident House 38-44 Victoria Road

Farnborough, Hampshire GU14 7FU

£150,000 Leasehold

A first floor one bedroom apartment situated in Farnborough Town Centre offering easy access to a range of shops and amenities and being only a few minutes walk from Farnborough Main Station (Waterloo 37 mins). Accommodation comprises entrance hall, open plan living room/kitchen, bedroom, bathroom. Features include video door entry system, allocated parking space in car park to rear, residents lift and bike store. EER 'tbc'

GROUND FLOOR

COMMUNAL FOYER

Secure video door entry system to front and rear doors, lift and stairs to upper floors.

FIRST FLOOR

ENTRANCE HALL

Hardwood door with spyglass, doors to open plan living room/kitchen, bedroom and bathroom, built in cloaks cupboard housing electric meter, consumer unit, broadband point and ethernet distribution ports, built in airing cupboard housing hot water cylinder tank and plumbing and space for washing machine. Wall mounted video display door entry system, laminate flooring, smooth finish ceiling with inset downlighters.

OPEN PLAN LIVING ROOM/KITCHEN

8.22m x 3.68m (27' 0" x 12' 1") max. Six rear aspect upvc double glazed windows with fitted blinds enjoying a south facing aspect, two ethernet connection ports, two wall mounted 'Dimplex' electric heaters, space for sofas, table and chairs. Range of eye and base level kitchen units with marble effect worktops and matching upstands and inset stainless steel sink unit with mixer tap incorporating filtered drinking water tap. Built in fan assisted oven with grill and four ring electric hob with glass splashback below extractor hood, built in microwave, integrated slimline dishwasher, integrated fridge and freezer. Under unit lighting, laminate flooring, smooth finish ceiling with inset downlighters.

BEDROOM

3m x 2.93m (9' 10" x 9' 7") excluding door recess. Two rear aspect upvc double glazed windows with fitted blinds, wall mounted 'Dimplex' electric heater, ethernet connection port, laminate flooring, smooth finish ceiling with inset downlighters.

BATHROOM

Three piece suite comprising cistern enclosed wc, floating vanity unit inset wash basin with mixer tap and storage drawer below, p-shaped panel enclosed bath with mixer tap, glass shower screen and dual head thermostatic shower over. Heated chrome towel rail, wall mounted bathroom cabinet, wall mounted mirror with courtesy lighting, vinyl flooring, smooth finish ceiling with inset downlighters and extractor.

RESIDENTS CAR PARK

Situated to the rear of the building with allocated parking space, bicycle and bin stores.

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 that the remaining unexpired lease term is circa 992 years (999 years from 2019), the current service charge is £1,860 per annum and the current ground rent is £150 per annum.

