



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.  
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## 6 Grandview, 296 Farnborough Road

Farnborough, Hampshire GU14 7GZ

£200,000 Leasehold

A ground floor apartment situated within minutes walk of Farnborough Mainline Station, Town Centre and Queen Elizabeth Park. Accommodation comprises entrance hall, open plan living/dining room/kitchen with enclosed balcony, bedroom, bathroom. Features include two allocated spaces in secure underground car park with lift access directly into lobby, easily accessible residents garden with areas of artificial lawn and terrace, bin store and security door entry system. EER 'D'



**GROUND FLOOR**

**COMMUNAL ENTRANCE**

Security entry panel, doors giving access to lobby with lift down to car park, key entry door to bin store and twin opening doors to rear giving access to residents garden.

**ENTRANCE HALL**

Rear aspect door with security eye glass, doors to open plan living/dining room/kitchen, bedroom and bathroom, built in storage cupboard housing plumbing and space for washing machine, cylinder tank and consumer unit. Laminate flooring, wall mounted electric heater, smooth finish ceiling with inset downlighters.

**LIVING/DINING ROOM/KITCHEN**

7.95m x 3.92m (26' 1" x 12' 10") narrowing to 2.23m. Front aspect double glazed sliding patio door to enclosed balcony, two wall mounted electric heaters, space suitable for living room and dining room furniture. Fitted range of eye and base level units incorporating square edge work tops with matching upstand and inset stainless steel sink unit with mixer tap. Built in touch screen hob and fan assisted oven with grill below extractor. Integrated slimline dishwasher, fridge and freezer. Tiled splashback, under unit lighting, laminate flooring, smooth finish ceiling with inset downlighters and extractor.

**ENCLOSED BALCONY**

4.31m x 1.59m (14' 2" x 5' 3") Front aspect double glazed quad fold doors, side aspect full height double glazed windows, tiled floor.

**BEDROOM**

5.06m x 2.74m (16' 7" x 9' 0") excluding door recess. Front aspect double glazed door with fitted blind and Juliet balcony, built in double wardrobe fronted by mirrored sliding doors, wall mounted electric heater, storage shelving and recess, smooth finish ceiling.

**BATHROOM**

Three piece suite comprising floating wash basin with mixer tap, cistern enclosed wc, panel enclosed bath with thermostatic mixer tap and shower. Shower screen over bath, mainly tiled walls with mirror fronted bathroom cabinet, shaver points, heated chrome towel rail, tiled floor, smooth finish ceiling with inset downlighters and extractor.

**COMMUNAL RESIDENTS GARDEN**

Generous block paved terrace interspersed with raised planters leading to two areas of artificial lawn, communal lighting.

**UNDERGROUND RESIDENTS CAR PARK**

Two numbered allocated spaces ( 6 and 144), residents lift into lobby, visitor spaces (available by permit or payment over app), communal lighting.

**AGENTS NOTE**

We have been advised by the seller the remaining lease term is circa 118 years and the current annual service charge is £1,275.

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