



Flat 6, 377 Cody Court, Farnborough Road, FARNBOROUGH,

£190,000 Leasehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this modern apartment offered for sale with no onward chain and within walking distance of Farnborough town centre and Farnborough Main station which offers a number of fast services to London.

The apartment is situated on the first floor with a rear aspect away from the Farnborough Road, and has views over playing fields. Inside the apartment is an open-plan kitchen/living space with a fully refitted contemporary-style kitchen with integrated Bosch appliances. A refitted luxury bathroom with a large fitted cupboard with space and power for a tumble dryer, a double bedroom with fitted double wardrobes and inviting entrance hall.

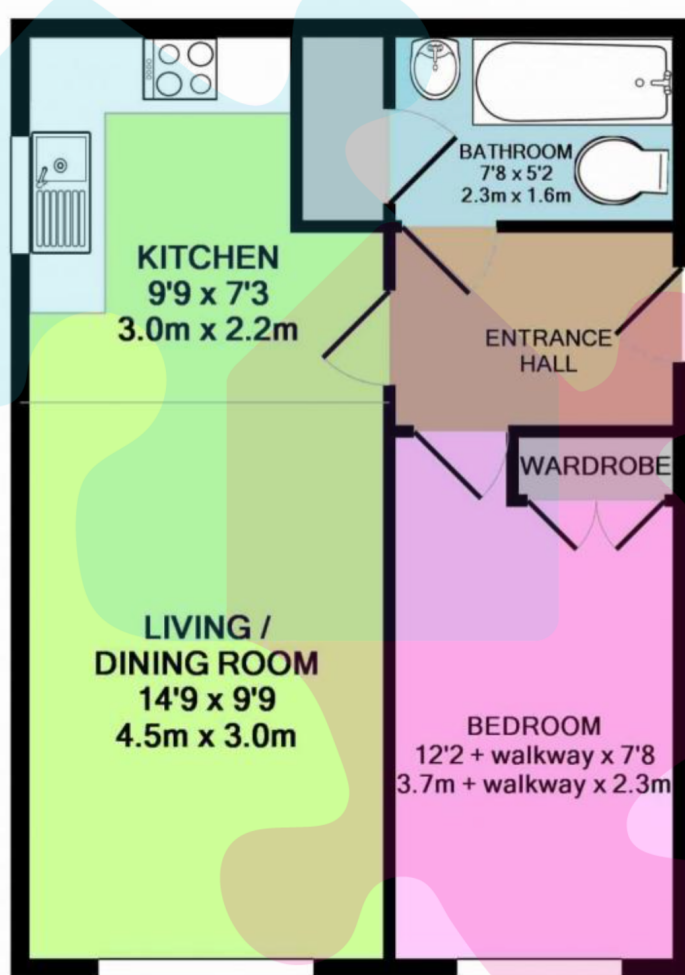
Further benefits include; gas central heating and allocated and visitor parking.

99 Year lease granted circa 2006. Vendor in process of extending the lease, adding 90 years increasing to approx 171 years remaining on lease / Service Charge approximately £69.11pcm (includes ground rent)

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- FULLY REFITTED KITCHEN WITH BOSCH APPLIANCES
- REFITTED LUXURY BATHROOM
- WITHIN A MILE OF FARNBOROUGH MAIN STATION
- COUNCIL TAX BAND = B
- ALLOCATED PARKING AND VISITOR PARKING
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.