



**3 Rotherwick Court
Alexandra Road, Farnborough**

MARTIN&CO

Alexandra Road, Farnborough

- One double bedroom
- First floor
- Residents' parking
- 99 year lease
- Excellent buy to let investment or first time purchase
- Spacious reception room
- Light and airy throughout
- No onward chain
- EPC: 62/71
- Council Tax Band: B

This bright and spacious one-bedroom first-floor flat boasts a large open-plan living area, a double bedroom with built-in storage, and convenient resident parking. Ideal for first-time buyers or investors, it offers a stylish and practical living space in a prime location.

This well presented one-bedroom flat, located on the first floor, offers a perfect blend of comfort and convenience. The large reception room is light-filled and spacious, providing a welcoming space for both relaxation and entertaining, with an open-plan kitchen that is fully functional.



The double bedroom features a built-in wardrobe, offering ample storage space. The well-maintained bathroom suite is clean and functional.

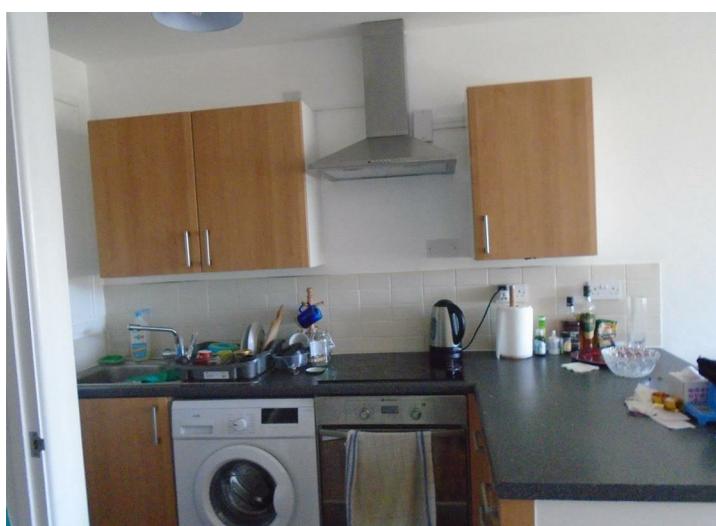
Outside, residents will benefit from convenient parking, adding to the ease of everyday living. Perfectly suited for first-time buyers or investors, this charming flat offers an ideal balance of style, space, and practicality in a great location.

Don't miss out on this fantastic opportunity!

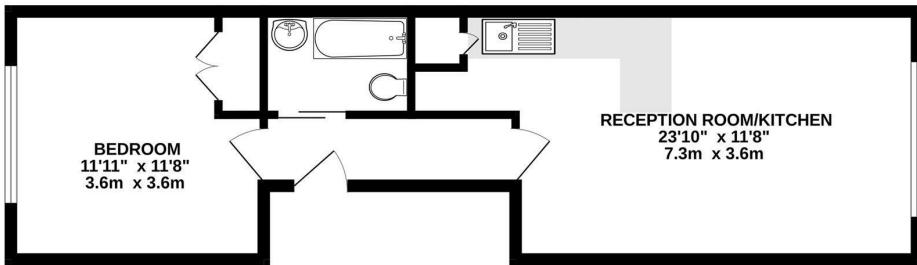
Ground Rent: £200pa

Service Charge: £1,537.08pa

Council Tax Band: B



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. The responsibility is that for any error, omission or mis-statement. The floor plan is illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meriton 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

