12a Broomhill Road, Farnborough, Hampshire, GU14 9PR

MARTIN&CO

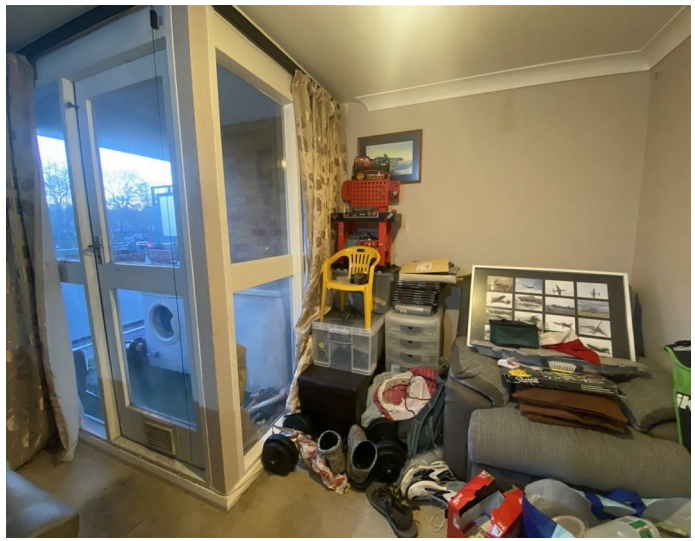
Broomhill Road, Farnborough

- Two Double Bedrooms
- First Floor Duplex Apartment
- Off Street Parking
- Local Amenities Close By
- Lease to be Extended to 999 Years
- Service Charge & Ground Rent: £900 PA (TBC)
- Council Tax Band: B

Martin & Co are delighted to bring to the market this spacious two bedroom, first floor duplex apartment. Benefits include a long lease on completion, off street parking, and no onward chain! We feel this property would make an excellent first time or investment purchase.

Situated on the Hampshire and Surrey boundary, Farnborough offers excellent rail and general transport networks as well as easy connections to the M3 and A331. Farnborough mainline station is within walking distance to the property and will take you into London Waterloo in under 40 minutes! The property also benefits from being close by to local amenities such as Cove School, Manor Junior School and various supermarkets!

This duplex apartment is located through a secure communal door and heading up to the



first floor, on entering the apartment you're met with a hallway providing doorway access into the living room, kitchen and two storage cupboards. The living room offers plenty of available space for furniture with additional free room to spare. Leading on from the living room, you can find the balcony offering a south-western view.

Turning left after entering the apartment, the kitchen benefits from plenty of worktop space and allows ample room for appliances. Two additional storage cupboards can be found in the hallway area.

At the top of the stairs, the carpeted landing presents doorway access into both double bedrooms as well as the bathroom. Benefitting from a generous amount of space for a double bedroom, the main bedroom also provides additional room to space for furnishings. The second bedroom also offers ample space for a double bedroom as well as further room for storage cupboards. The bathroom includes a white three-piece set consisting of a bathtub (with handheld shower head), sink and toilet.

To the rear of the development, 12a Broomhill Road also benefits from communal grounds and a private storage cupboard located separately from the apartment. To the front of the development, off-street parking can be found.

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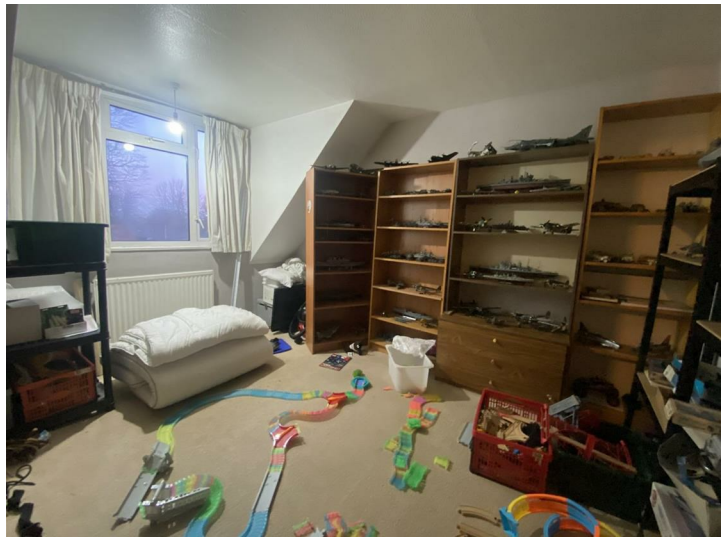
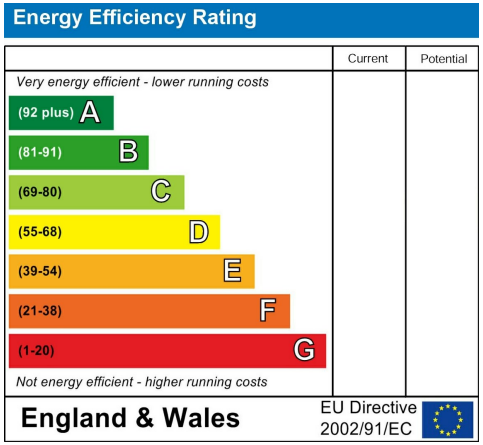
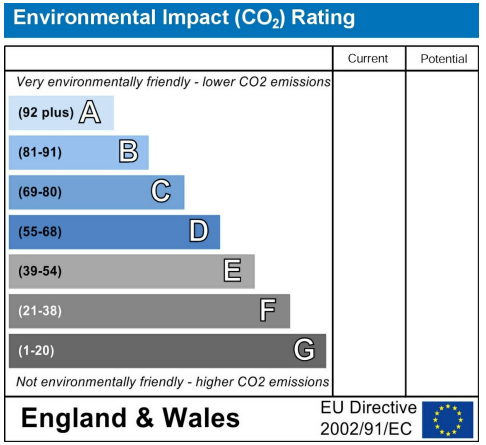
Service Charge & Grount Rent: £900 per annum (TBC)
Council Tax Band: B







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The Property Ombudsman