



**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



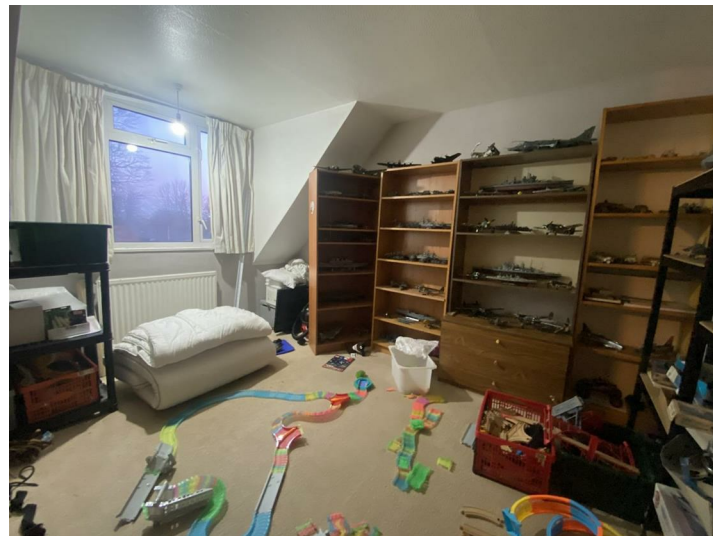
first floor, on entering the apartment you're met with a hallway providing doorway access into the living room, kitchen and two storage cupboards. The living room offers plenty of available space for furniture with additional free room to spare. Leading on from the living room, you can find the balcony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

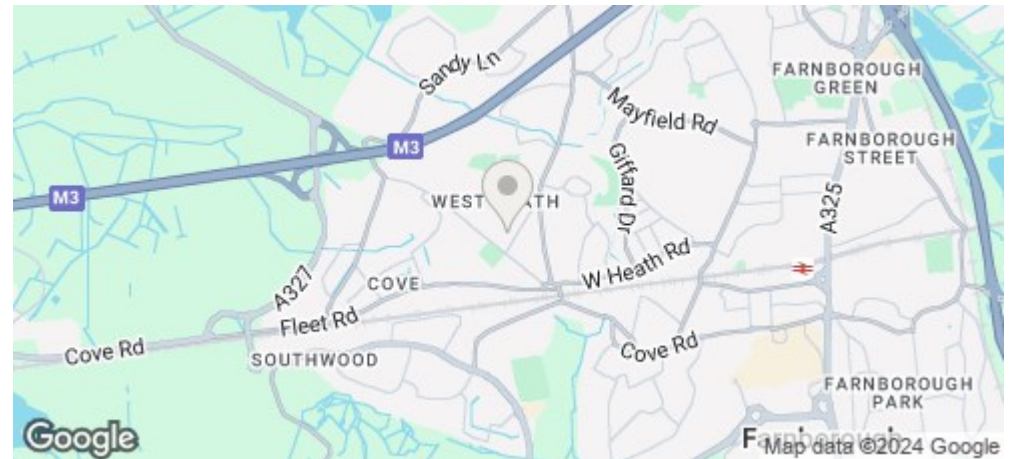
To the rear of the development, 12a Broomhill Road also benefits from communal grounds and a private storage cupboard located separately from the apartment. To the front of the development, off-street parking can be found.

Lease Length: To be extended on completion to 999 Years  
Service Charge & Grount Rent: £900 per annum (TBC)  
Council Tax Band: B



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

