

THOMAS BROWN

ESTATES



79 High Street, Farnborough, BR6 7BB

Offers IEO: £375,000

- 2 Double Bedroom Ground Floor Maisonette
- Sought After Farnborough Village
- Private Garden, Garage En-Bloc
- No Forward Chain, Long Lease





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, two double bedroom ground floor maisonette with private garden and garage, in a prime location in the very sought after Farnborough village. The property is being offered to the market with no forward chain and comprises; entrance hall, two double bedrooms, living/dining room, fitted kitchen and a shower room. Externally the property has a private garden, garage en-bloc and ample on street parking locally. Points to note are a lease in excess of 930 years, no service charges, double glazing and gas central heating system. Farnborough High Street is well located for local schools, local shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.



ENTRANCE HALL

Double glazed opaque door to side, storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

17' 0" x 12' 06" (5.18m x 3.81m) Double glazed sliding door to rear, laminate flooring, radiator.

KITCHEN

10' 05" x 10' 0" (3.18m x 3.05m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed door to rear, double glazed window to side, laminate flooring, radiator.



BEDROOM 1

14' 04" x 8' 11" (4.37m x 2.72m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 05" x 8' 11" (3.48m x 2.72m) Fitted wardrobes, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT

Path to front door, laid to lawn.

GARAGE EN-BLOC

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

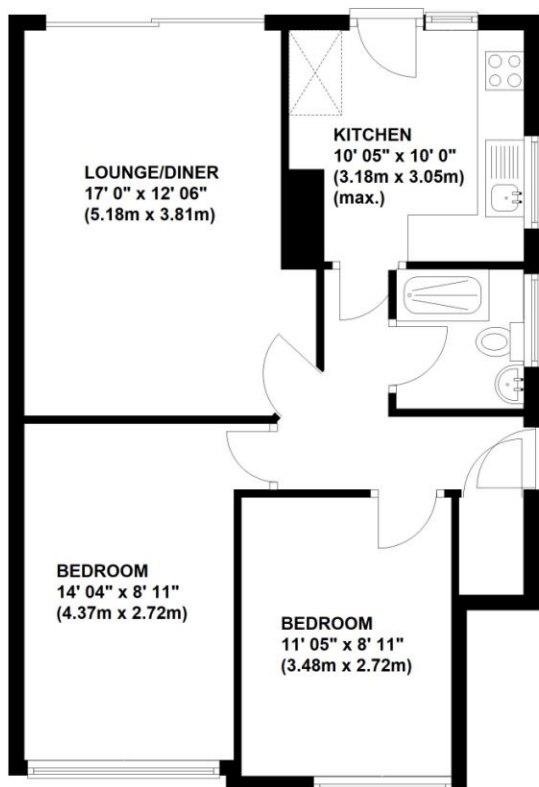
LEASEHOLD

939 years remaining



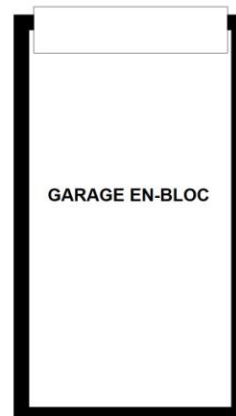
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



Outbuilding

Approx. 13.0 sq. metres (139.5 sq. feet)



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: C

Tenure: Leasehold – 939 years remaining

Service charge: None

Ground rent: £15 pa (£1.25 pm)

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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