



**Osbornes**  
Independent estate agents

Rotherwick Court  
Alexandra Road | Farnborough



# Situated in a highly desirable area with excellent access to local amenities, major road links, and both Farnborough Mainline and North Camp station, this top-floor one-bedroom apa

One Double Bedroom | Modern Kitchen | Parquet Flooring | Communal Parking | No Onward Chain

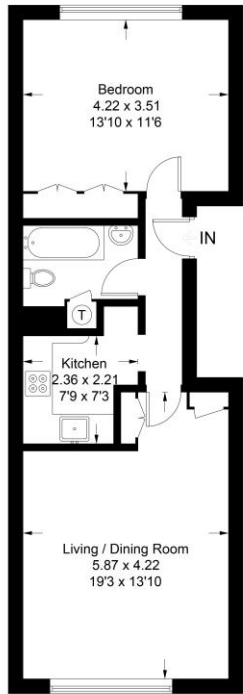
**Offers in excess of £130,000 | Leasehold**

Situated in a highly desirable area with excellent access to local amenities, major road links, and both Farnborough Mainline and North Camp station, this top-floor one-bedroom apartment is well presented. The property features a modern kitchen and boasts a spacious living area overlooking Osborne Park, making it an ideal choice for first-time buyers or investors. Upon entering, you're greeted by a wood block parquet flooring entrance hall leading to the living room, bedroom, and bathroom. The main living space is bright and well-proportioned, offering scenic views of Osborne Park and ample room for seating and dining. The kitchen is equipped with eye and base level cupboards, a built-in oven and hob, and space for essential appliances like a fridge/freezer and washing machine. The bedroom is generously sized, accommodating a double bed comfortably, and includes a built-in wardrobe for storage convenience. The bathroom features a white suite with a bath and electric shower, WC & sink. Outside, the property provides resident parking, ensuring convenience for residents. Local amenities are just moments away in the heart of North Camp Village, enhancing the overall appeal and practicality of this appealing apartment. No Onward Chain Council Tax Band: B, EPC Band: E, Lease 99 years, Service Charge £133 per month, Ground Rent £200 per annum. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





Approximate Gross Internal Area = 52.7 sq m / 567 sq ft



Second Floor

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Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2024 (ID1068824)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

