



Osbornes
Independent estate agents

Gainsborough Court
Camp Road | North Camp

OFFERS INVITED - Welcome to Gainsborough Court, North Camp, Farnborough - This well-presented studio apartment offering modern and practical living space in a sought-after location

OFFERS INVITED - | Share of Freehold | Over 900 Years Remaing on Lease | Parking | Studio

£105,000 | Leasehold

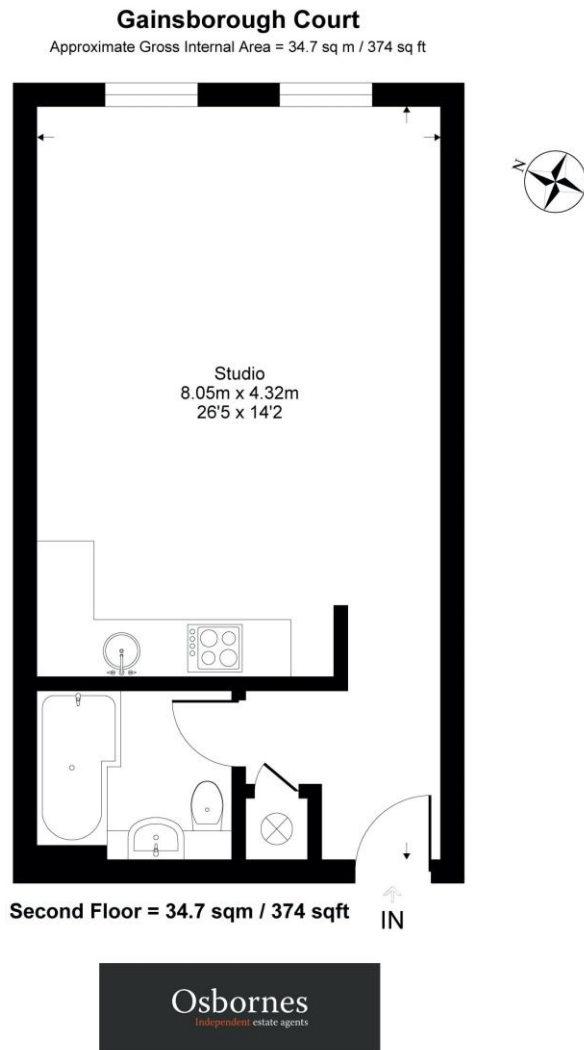
OFFERS INVITED - Welcome to Gainsborough Court, North Camp, Farnborough - This well-presented studio apartment offering modern and practical living space in a sought-after location. This bright and airy home features an open-plan living and sleeping area, enhanced by large windows that allow natural light to flood the space. The well-equipped kitchen boasts fitted units, an integrated oven, a washing machine, and ample storage, making it both stylish and functional. The modern bathroom includes a full-size bathtub with a shower, complemented by sleek black splash panels for a contemporary finish. The apartment benefits from wood-style flooring throughout, creating a low-maintenance yet sophisticated look. A secure entry system and parking add to the convenience and peace of mind. Situated on North Camp High Street and close to Farnborough town centre, this property offers excellent transport links, with both Farnborough Main and North Camp train stations nearby, providing easy access to London and surrounding areas. The M3 and A331 are also within close reach, making commuting effortless.



This studio apartment is perfect for first-time buyers, professionals, or investors looking for a high-yield rental opportunity. With local shops, café's, supermarkets, and leisure facilities all within easy reach, this is a fantastic chance to secure a well-located and stylish home. EPC Band D - Council Tax Band A £1,472.22 - Over 900 years remaining on the lease with Share of Freehold - Ground Rent Peppercorn - Service charge £1516 p.a. 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.







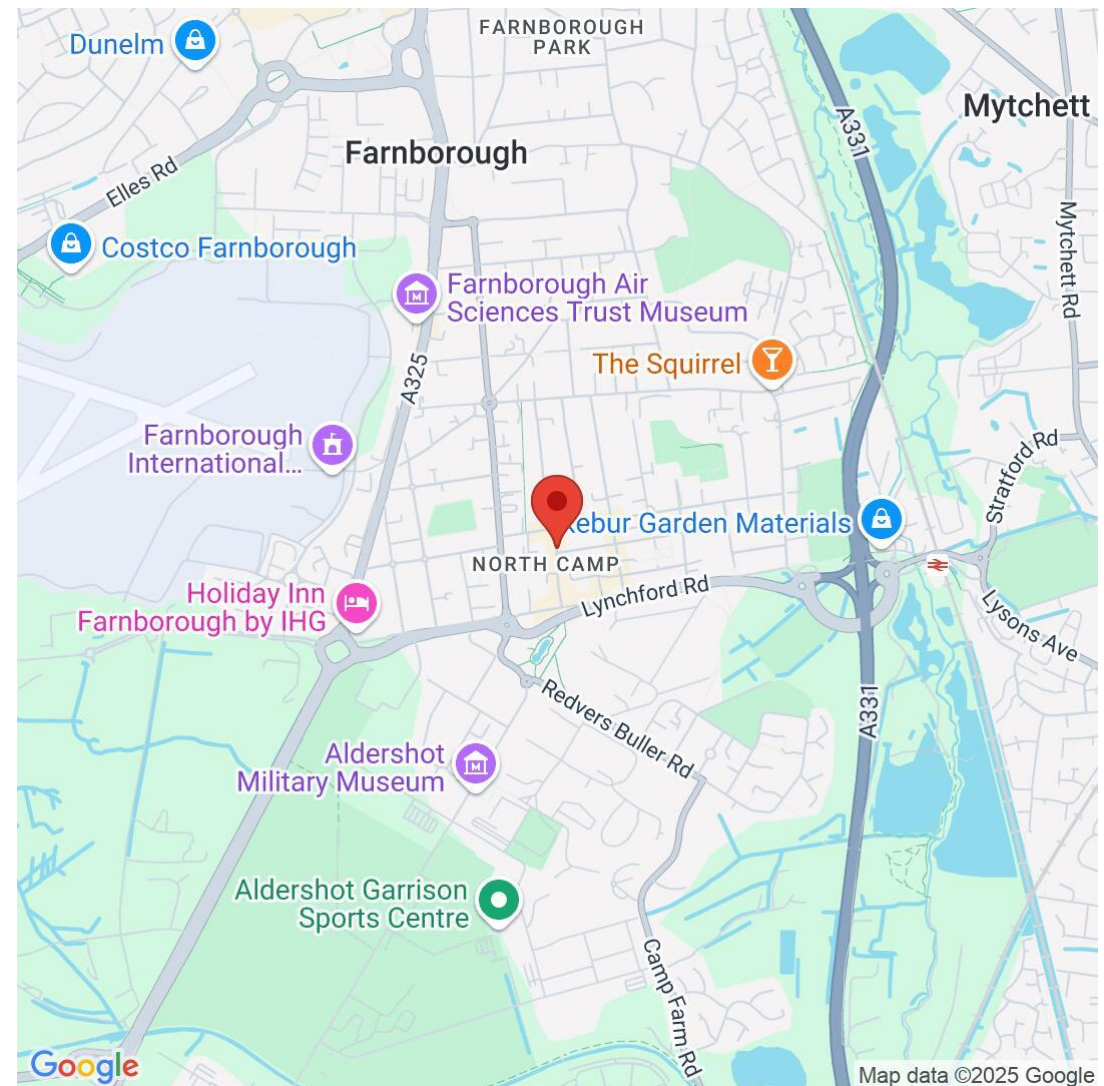
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC