



**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

One Double Bedroom | Modern Kitchen | Bathroom | Communal Parking | Available Now | Unfurnished

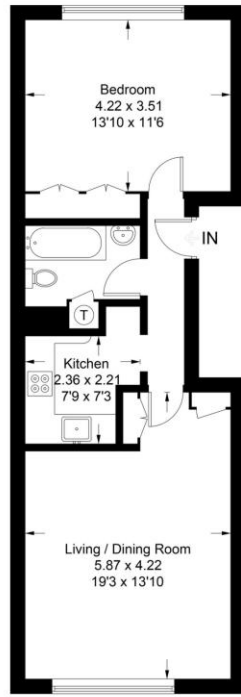
## £1,000 per month

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. 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 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. Available Now. Council Tax Band: B, EPC Band: E Deposit Amount £1,152 Holding Fee £230.77





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



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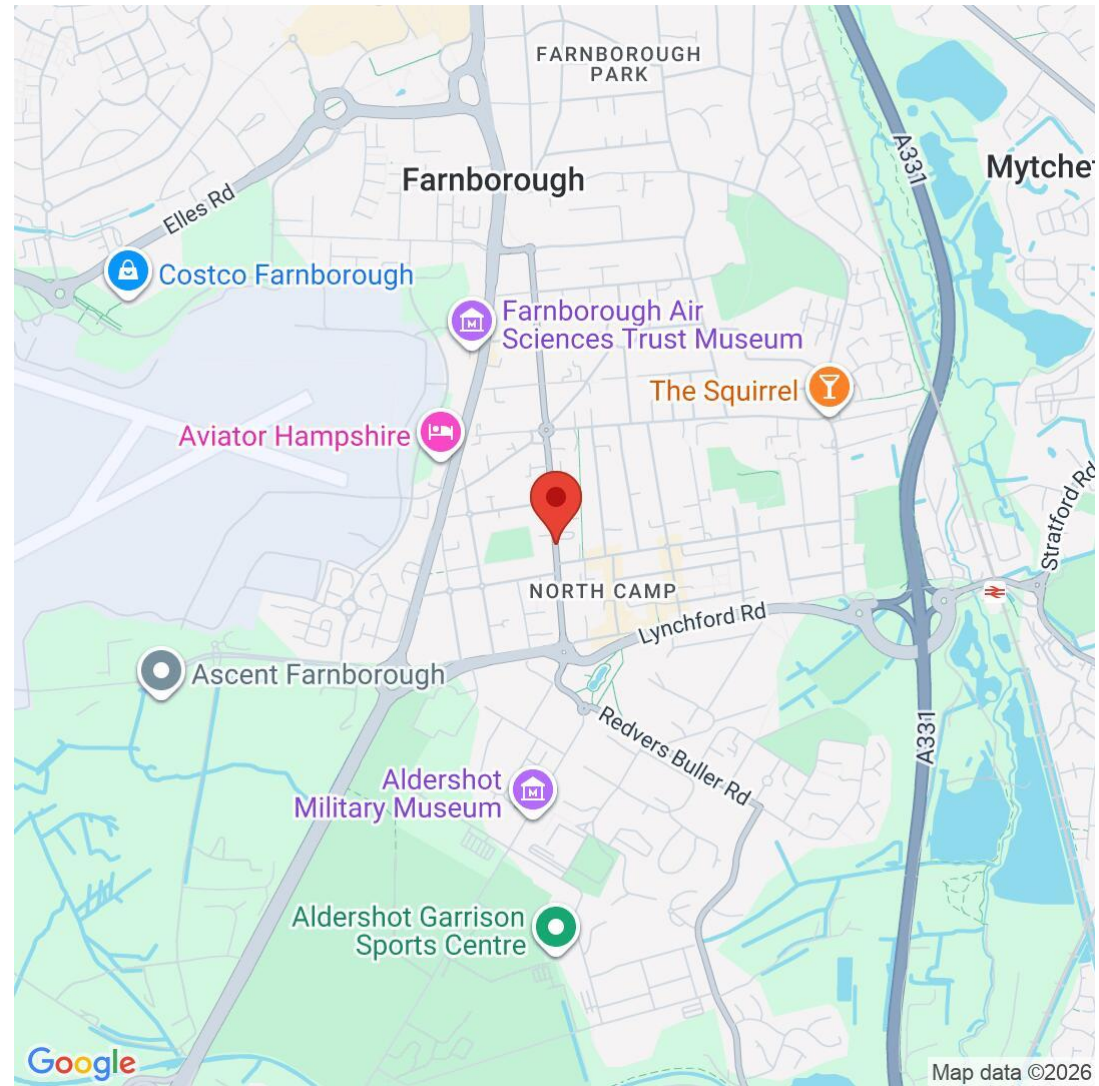
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1068824)

**Osbornes Estate Agents**

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		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	