



Osbornes
Independent estate agents

Brand House
Coombe Way | Farnborough

A well-presented two-bedroom, two-bathroom third-floor apartment situated within the popular Brand House development in Farnborough.

Two-bedroom third-floor apartment | Approx. 617 sq. ft. of accommodation | Private balcony with elevated outlook | Spacious reception/dining room | Separate fitted kitchen area | En-suite shower room to main bedroom

£185,000 | Leasehold

A well-presented two-bedroom, two-bathroom third-floor apartment situated within the popular Brand House development in Farnborough. The accommodation extends to approximately 617 sq. ft. and offers a bright and practical layout, ideal for professional tenants, sharers or a couple. The property features a spacious reception/dining room with access onto a private balcony, providing an attractive outlook across the development and beyond.

The kitchen is set just off the living area and is fitted with a range of wood-effect units, work surfaces, integrated oven and hob, extractor hood, sink unit and space for appliances.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom is also a good size and would work well as a guest room, home office or additional bedroom. A separate main bathroom serves the apartment and includes a bath with shower attachment, WC and wash hand basin. Externally, the apartment benefits from a private balcony, ideal for a morning coffee or evening drink, while the development itself is conveniently positioned for access to Farnborough town centre, local amenities, business parks and transport links.

Residents Parking

EPC Band: B Council Tax Band: C

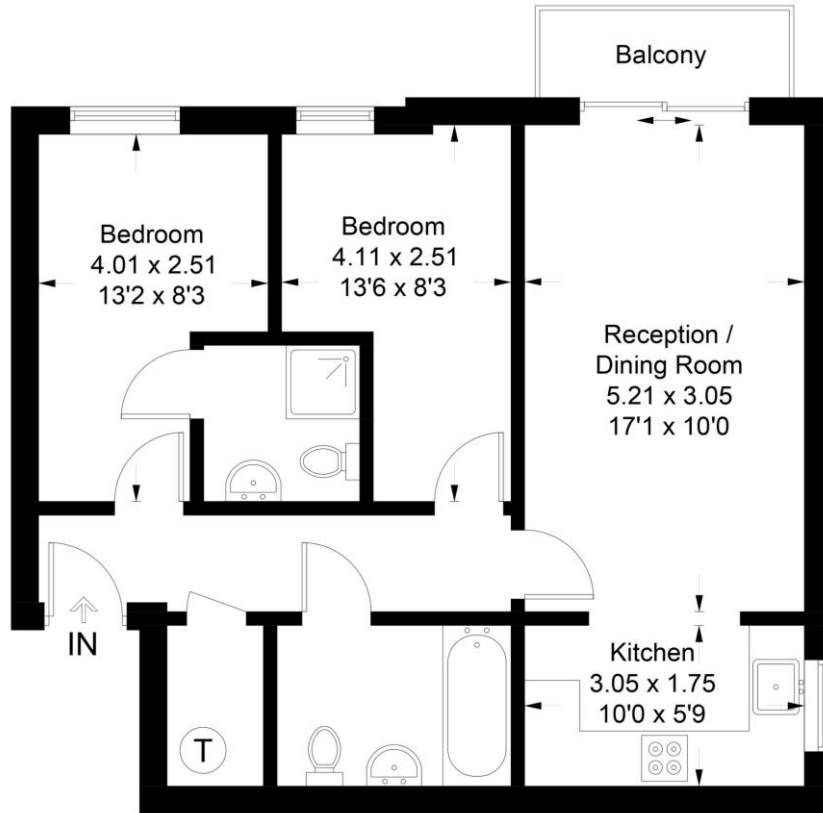
Lease circa 110 years remaining - Ground Rent, Service Charge, Building Insurance £1700 per annum

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 Total = 57.3 sq m / 617 sq ft



Third Floor

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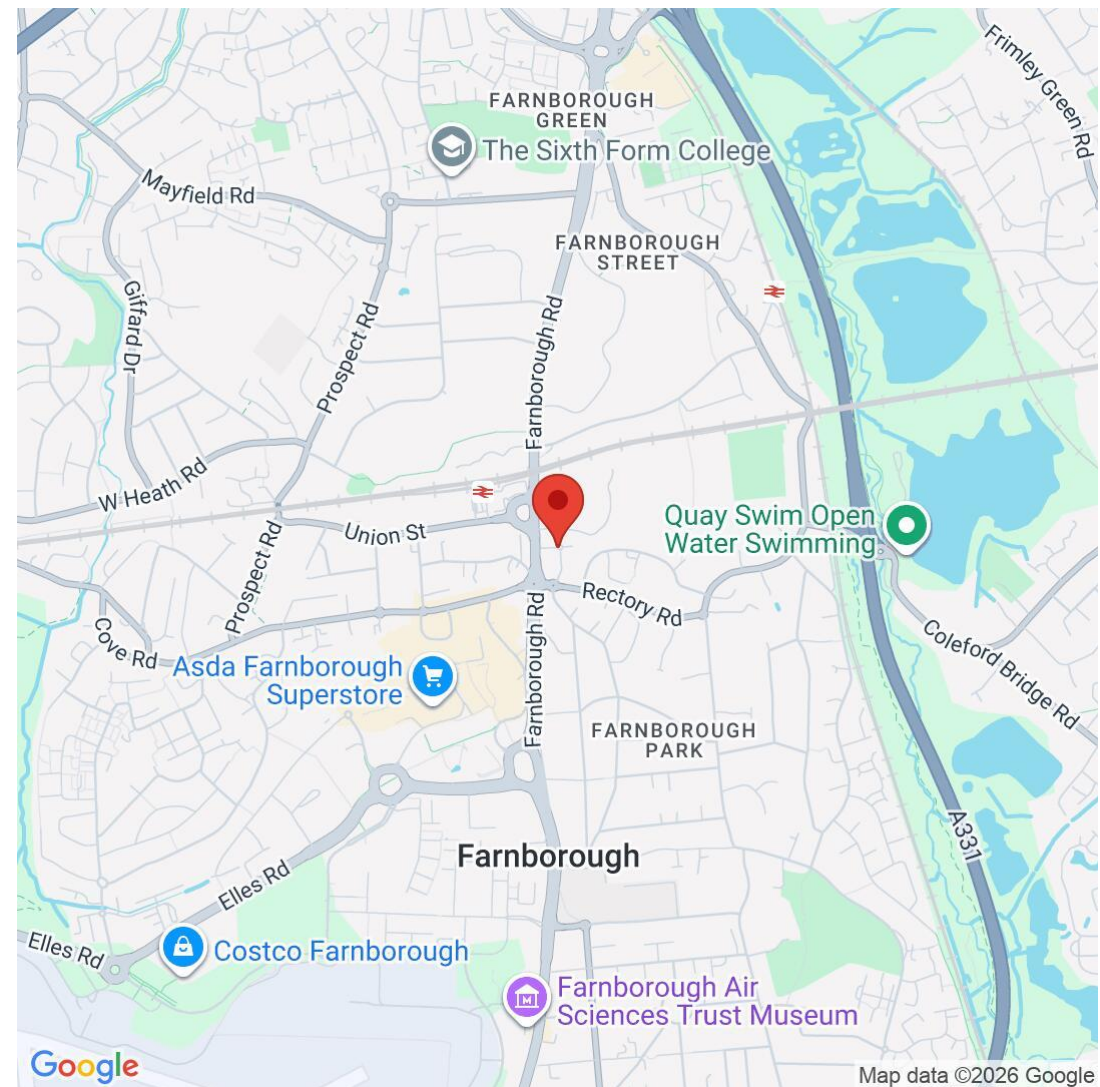
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID558526)

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
EU Directive 2002/91/EC		
England, Scotland & Wales		