



**Selbon**  
Residential sales & lettings

Victoria Road, Farnborough,  
Hampshire, GU14 7PN  
Guide price £400,000 Leasehold

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**01252 979300**  
[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Two Bedroom Top Floor Apartment
- Guest Suite Available Subject To Availability
- Dual Aspect Living Room Over 17ft In Length
- Communal Gardens And Car Park
- Close To Farnborough Town Centre
- Residents Lounge And Kitchen
- Principal Bedroom With Fitted Wardrobe And En-Suite Shower Room
- Modern Kitchen With Integrated Appliances
- Development Exclusively For The Over 60's
- Long Lease In Excess of 900 Years

Selbon Estate Agents are delighted to welcome to the market this two double bedroom top floor apartment for the over 60's, situated on the outskirts of Farnborough Town Centre and offered to the market with no onward chain complications.

We are advised that the current service charge for the property is: £2670.52 per annum

We are advised that the current ground rent for the property is: £625 per annum

The building is secured by a fob/video call entry system to ensure privacy and security for the residents of Yates Lodge.

On the ground floor there is an impressive communal lounge and kitchen for residents to socialise together. There is also a guest suite available for friends and family to stay, for a small fee, subject to availability. Residents are provided with emergency necklaces, should assistance be needed by the site manager..

Entering the apartment, the long hallway gives access to two double bedrooms, both of which benefit from fitted wardrobes and the principal bedroom also benefitting from a modern en-suite shower room, with a glass panelled walk in shower cubicle, wash basin and WC.

The hallway also gives access to a bathroom with panelled bathtub, WC and wash basin.

The spacious 17ft dual aspect living room overlooks the communal gardens and gives access to a contemporary Kitchen suite with a range of base level and wall mounted storage cupboards and integrated appliances including a fridge freezer, dishwasher, washing machine oven, induction four burner hob with a wall mounted extractor fan.

Outside there is a communal garden for residents, ideal for al fresco dining. There is also a residents car park on the side of the building.

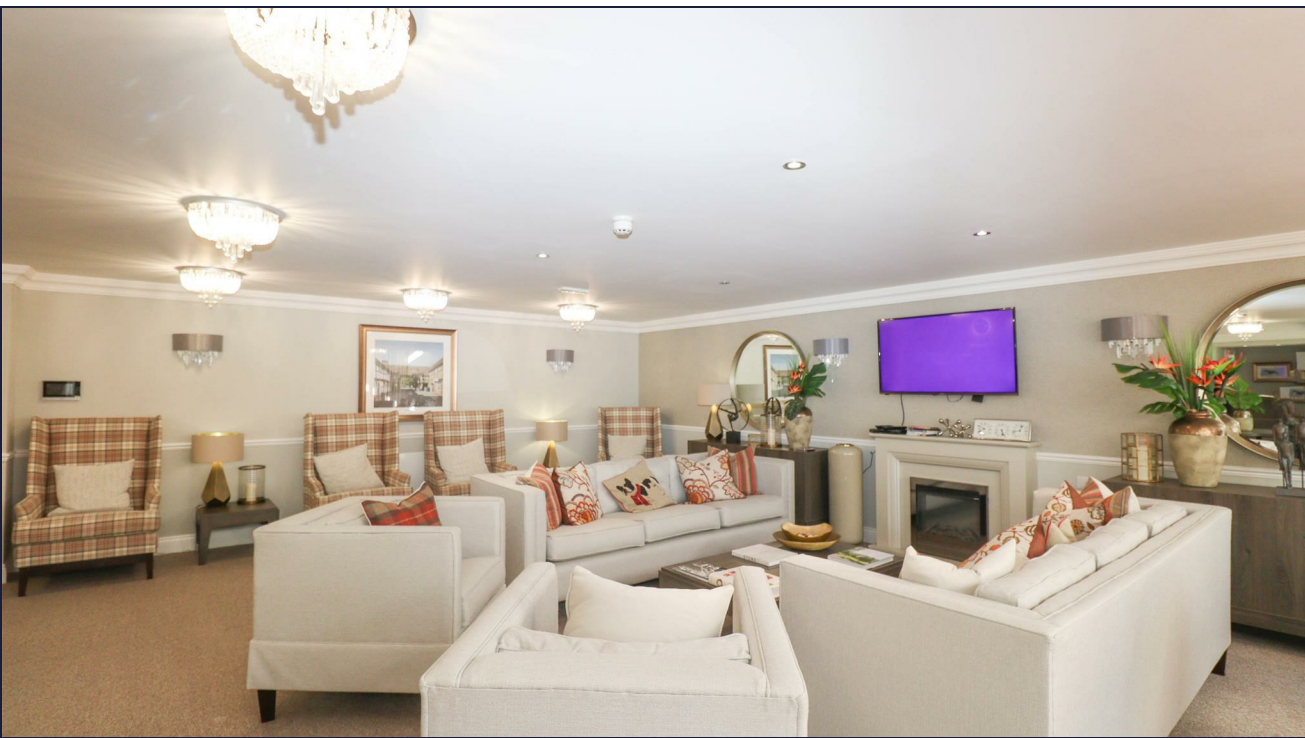
Yates Lodge is located on the Victoria Road, which runs through the middle of Farnborough Town Centre. Within the the town centre you'll find a range of Supermarkets, shops, a retail park, cinema, as well and a range of restaurants. Farnborough Main Train Station is also located nearby as well as several bus stops.

















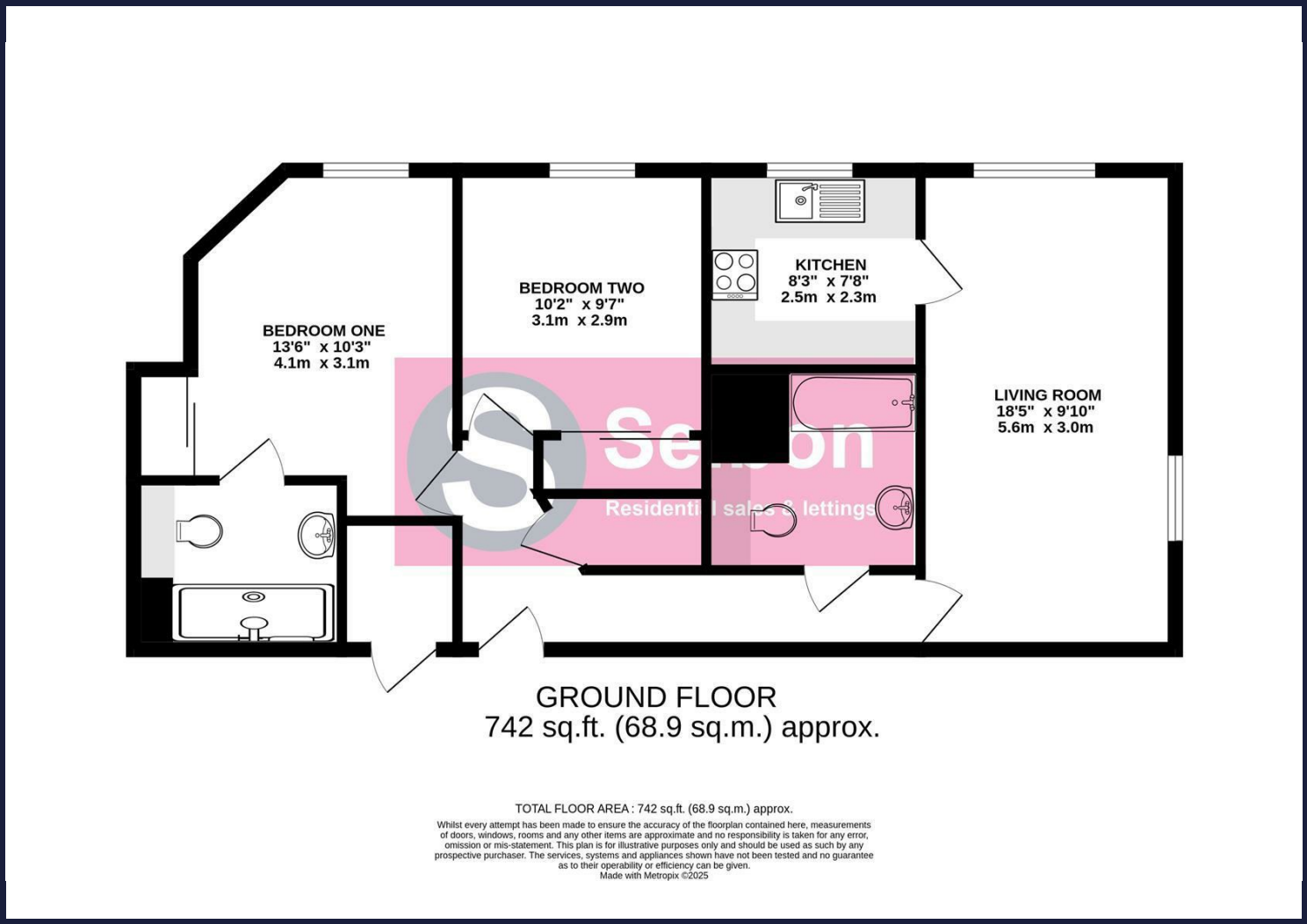








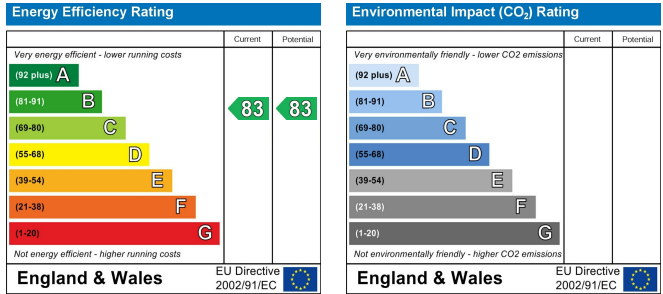
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D