



**Selbon**

Residential sales & lettings

The Byfrons, Boundary Road, Farnborough,  
Hampshire, GU14 6SE

Offers over £250,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- Two Bedrooms
- Gated Development
- Visitors Parking
- Views Over Communal Gardens
- Family Bathroom and Ensuite
- Allocated Parking Space
- Great First Time Buy or Investment

Selbon Estate Agents are delighted to offer to the market this first floor apartment situated in a sought-after gated development and offered to the market with no onward chain.

The property would be an ideal first time purchase or investment property to add to your portfolio.

Upon entering the property you are welcomed into a hallway with two storage cupboards and access to each room. The accommodation is one of the larger in the development and consists of two bedrooms, living room, separate kitchen and two bathrooms.

The kitchen comprises of a range of eye and base level cupboard and drawer units under a roll top work surface an inset sink with mixer tap, built-in oven, hob and extractor over. There is also a dishwasher and washer/dryer. The living room is well proportioned and has space for a dining table.

The main bedroom, which overlooks the communal gardens, has multiple built in cupboards as well as an ensuite shower room.

The bathroom boasts a white suite including a panel enclosed bath with shower over, low level W.C. and a hand wash basin.

Further benefits of this property include access to the communal grounds, double glazed windows, gas central heating, an allocated parking space and plenty of visitor parking.

The current owner has extended the lease which now offers a total of 156 years. The current service charge for 2026 has been advised as £2,553.24 with the ground rent being a peppercorn.

The property is situated within close proximity to a multitude of amenities, including Farnborough airport.

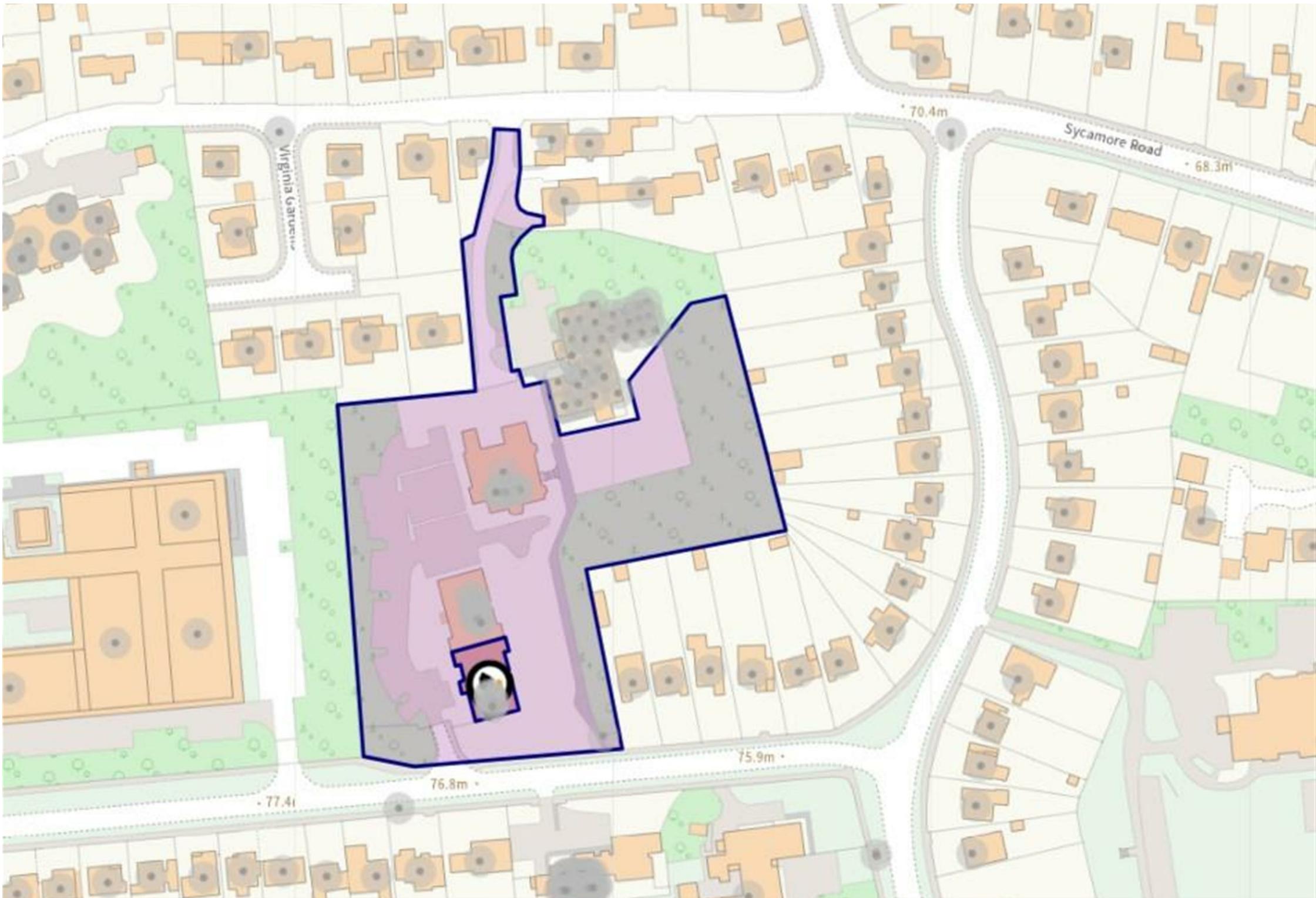
Being located in a sought after location we would recommend an internal viewing to fully appreciate what the property has to offer.











Virginia Gardens

Sycamore Road

70.4m

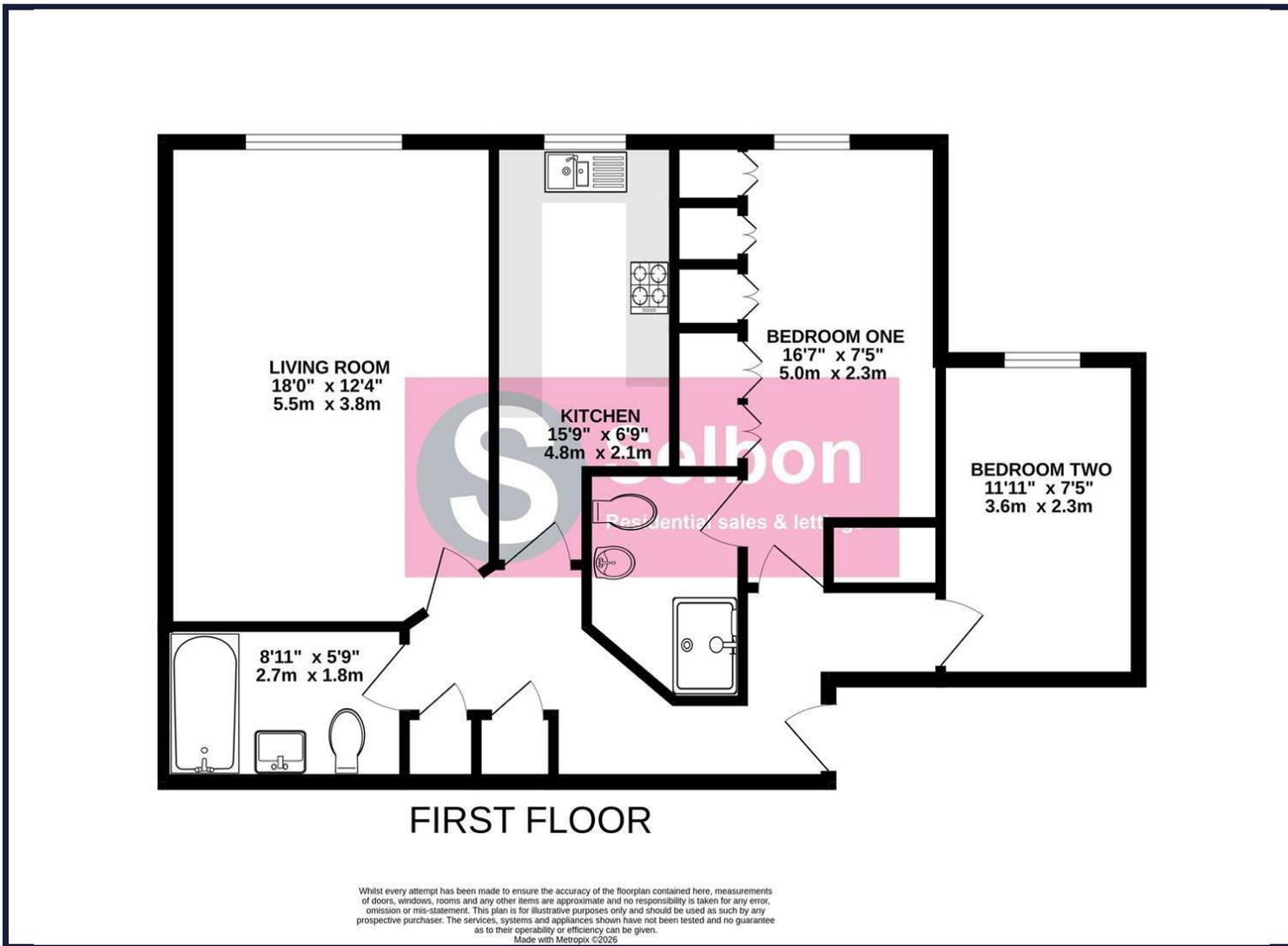
68.3m

75.9m

76.8m

77.4m

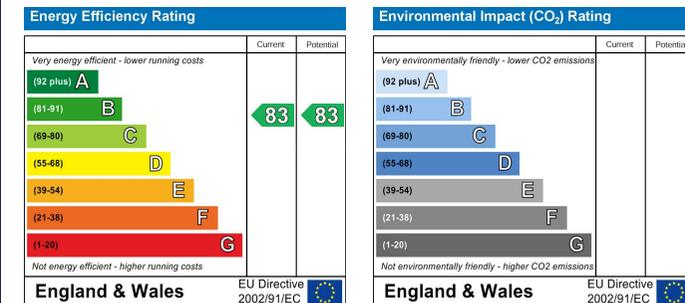
## Floor Plans



## 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

**Council Tax Band: C**

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**Selbon Property Services Ltd**

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk