



**Selbon**

Residential sales & lettings

Salisbury Road, Farnborough,  
Hampshire, GU14 7AZ  
Guide price £200,000 Leasehold

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**01252 979300**  
Selbonproperty.co.uk



- Two Bedroom First Floor Apartment
- Spacious Bay-Fronted Living Room
- Kitchen With Integrated Appliances
- Lift Access To Each Floor
- Assistance Pull Cords in Each Room
- Over 60's Retirement Development
- Modern Fitted Shower Room
- Ample Storage Cupboards Throughout The Property
- Residents Communal Lounge, Kitchen And Car Park
- Close To The Town Centre, Bus Stops And Farnborough Train Station

Selbon Estate Agents are delighted to welcome to the market this well presented first floor apartment, with lift access, located on the fringes of the salubrious Farnborough Park.

The building is surrounded by well tendered communal grounds, with the site wardens office located in front of the main entrance. The building is secured by a fob/intercom entry system. Stepping inside, there is stairs and lift access to each floor. Stepping inside the apartments, the long hallway offers access to the living room, shower room, two bedrooms and also benefits from two storage cupboards. The shower room features a wash basin, WC, extractor fan, side window and a glass corner shower cubicle. Bedroom One is a generous 16 feet in length and benefits from several built in wardrobes. There is also a rear aspect 2nd bedroom at the end of the hallway. The spacious bay fronted living room gives access to the kitchen via a sliding door. The contemporary white gloss kitchen suite has a range of fitted appliances, including an electric oven, hob and extractor fan, whilst the sink and draining area overlooks another side window.

We are advised there is a monthly service charge payable at Cooper Court which is currently: £386.16 pcm

There is currently 961 years remaining on the lease.

On the second floor of the building has a residents communal lounge and kitchen, popular amongst residents for a range of weekly activities. There is a communal car park which is located behind the building as well.

Cooper Court is located just on the outskirts of the Town Centre, where you'll find a range of supermarkets, restaurants, a doctors surgery, many bus stops and Farnborough Main Train Station.



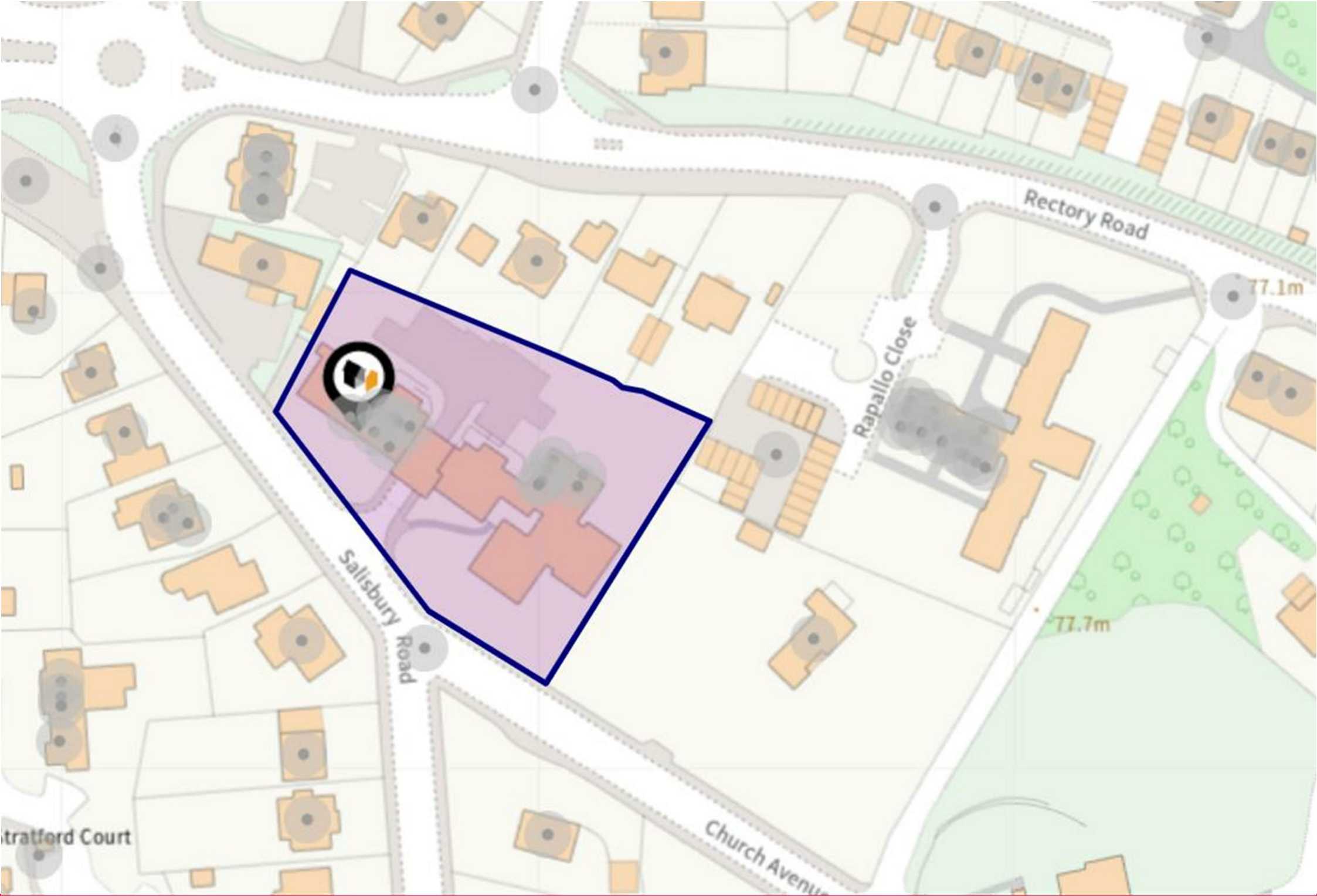




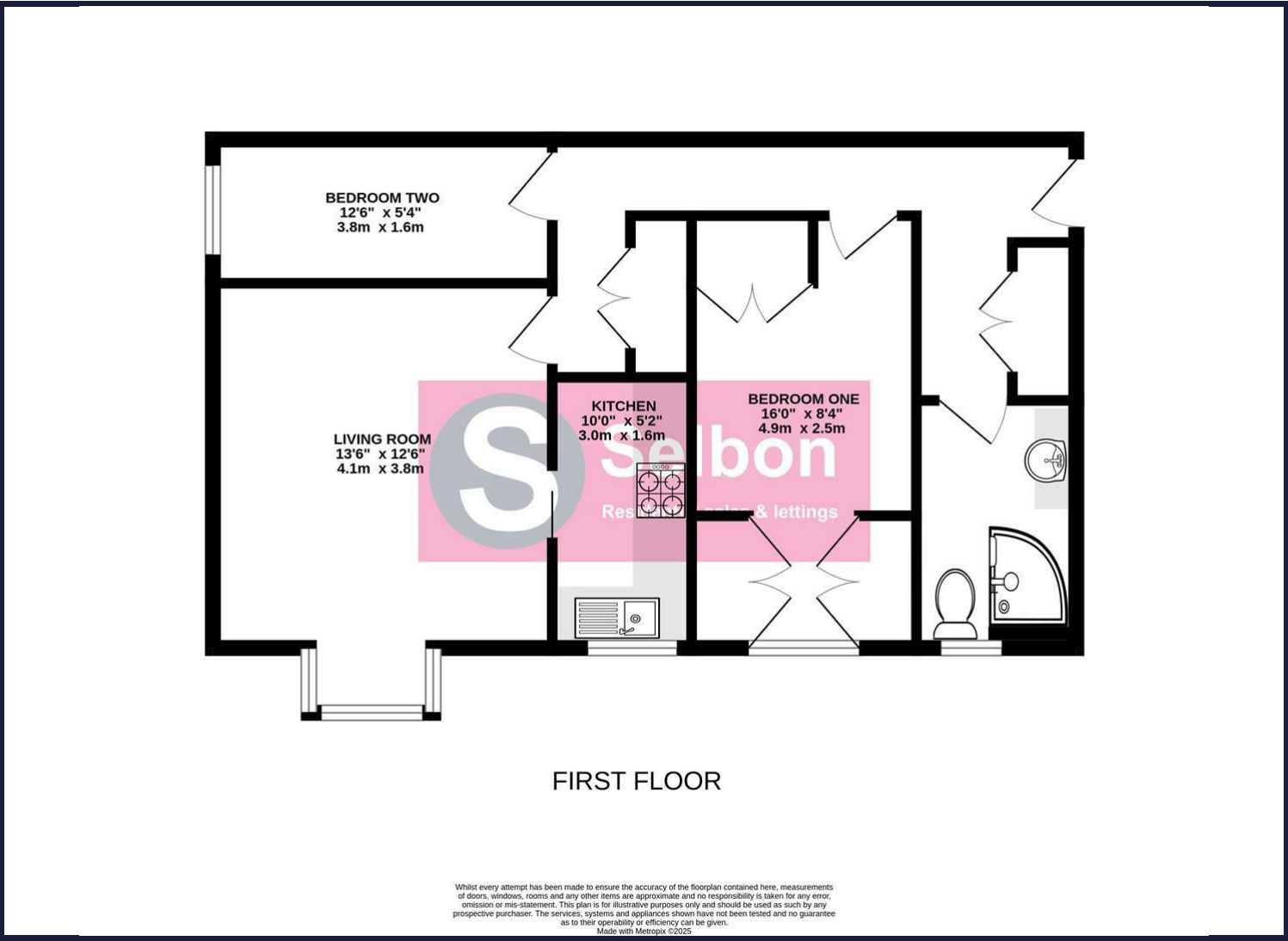








Floor Plans



Viewing

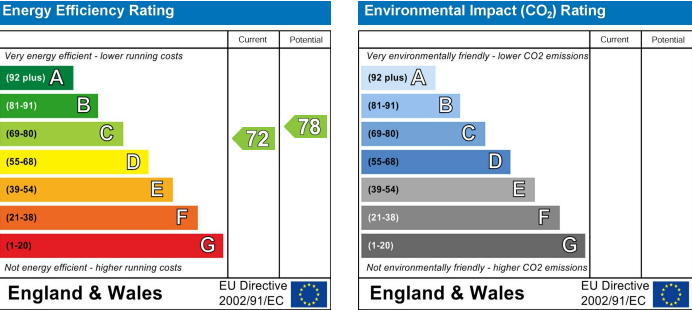
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C