



ESTATE AGENTS



Bordon, Hampshire

Guide Price £270,000



# Bordon, Hampshire

Presented with elegance, this two-bedroom apartment, constructed in 2019, is now available on the market with no onward chain. The spacious open-plan kitchen, sitting room, and dining room boast a contemporary design and open up to a balcony for added charm. Both double bedrooms are generously sized, allowing ample space for free-standing furniture. The principal bedroom is accompanied by an en-suite shower room for added convenience. The property also features a main bathroom with a bath and shower fitting above. With the inclusion of a parking space, secure bike store, secure large storage cupboard and gas central heating, this residence offers both style and practicality.

Leasehold

988 Years Remaining On Lease

Annual Ground Rent: £225

Annual Service: £878.69

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

Council Tax Band : B

- Two Bedroom Apartment
- Top Floor
- Balcony
- Both Double Bedrooms
- Open Plan Living/Dining/Kitchen
- En Suite Shower Room
- Main Bathroom
- Security Entry
- Two Allocated Parking Spaces
- No Onward Chain

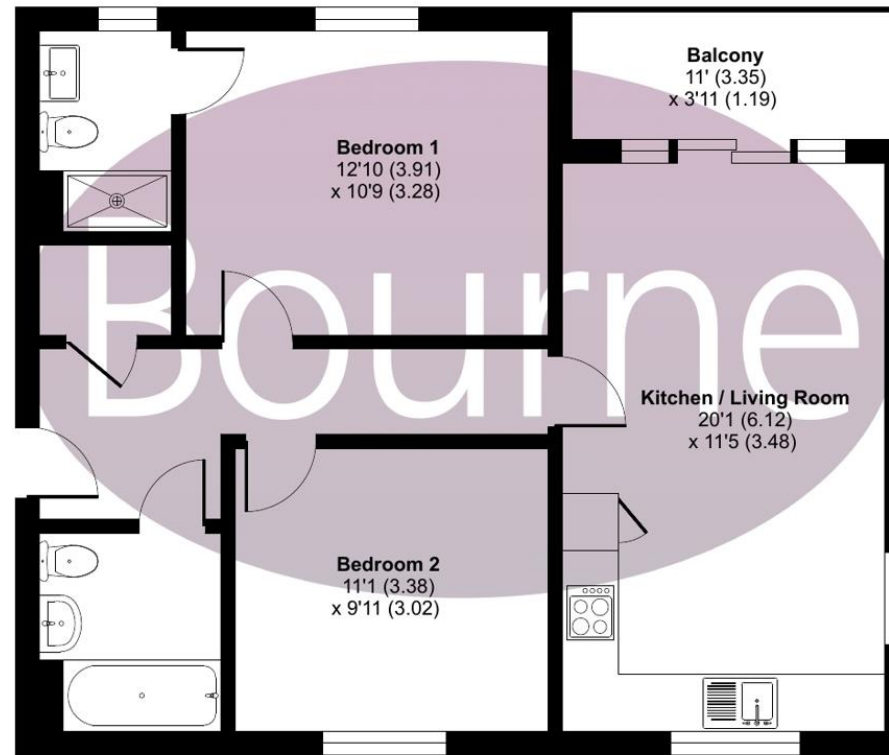


# Floorplan

## Louisburg Avenue, Bordon, GU35

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



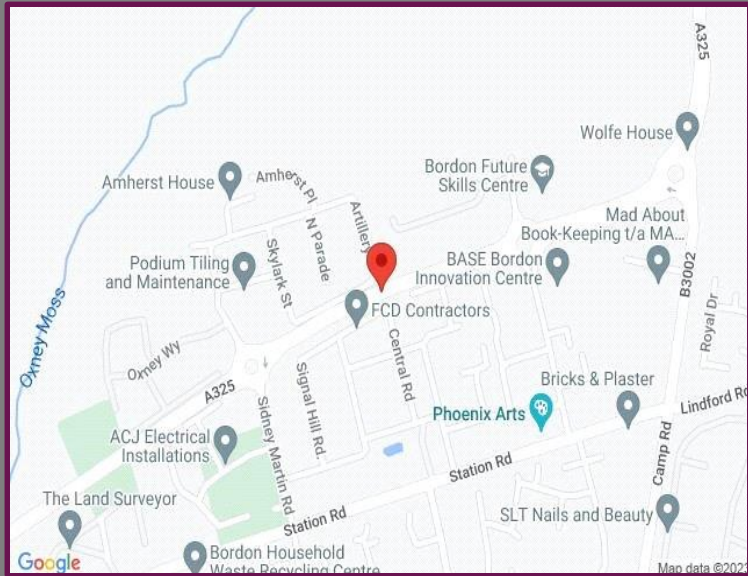
**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Bourne Estate Agents. REF: 1049345

# Location

Bordon town enjoys a wealth of local amenities and services, comprising shops, pubs, cafes, golf courses, and restaurants. Essential healthcare services, such as a doctor's surgery and dentist, complement the convenience, along with the presence of a Tesco supermarket. Education options abound, offering a diverse selection of both state and private schools in close proximity. Additional facilities can be found in the neighboring towns of Alton and Farnham, enhancing the overall accessibility and appeal of the area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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