

MARSTON DRIVE, FARNBOROUGH GU14  
OFFERS IN EXCESS OF £210,000

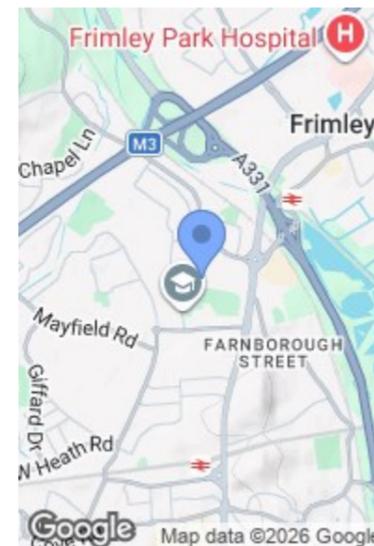
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		60	77
		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Two Good-Sized Bedrooms
- Access To Large Communal Garden
- Recently Decorated
- Ground Floor Maisonette
- Two Permit Parking Spaces
- Good Transport Links
- Well Presented Home

## FULL DETAILS

### Hall

Enter via front door, storage cupboard and laminate flooring.

### Kitchen

Range of base and eye level units, sink, fridge/freezer, washing machine, hob, oven/grill, tumble dryer, partly tiled walls and laminate flooring.

### Reception Room

Carpet flooring, storage and sliding door leading to the communal garden.

### Lobby/Dining Area

Storage cupboard and laminate flooring.

### Bedroom One

Rear aspect and carpet flooring.

### Bedroom Two

Rear aspect and carpet flooring.

### Bathroom

Bath with power shower, low level WC, wash hand basin with storage below, heated towel rail, tiled flooring and tiled walls.

### To The Front

External storage and spacious area laid to patio.

### Parking

Two permit parking spaces.

### Council Tax

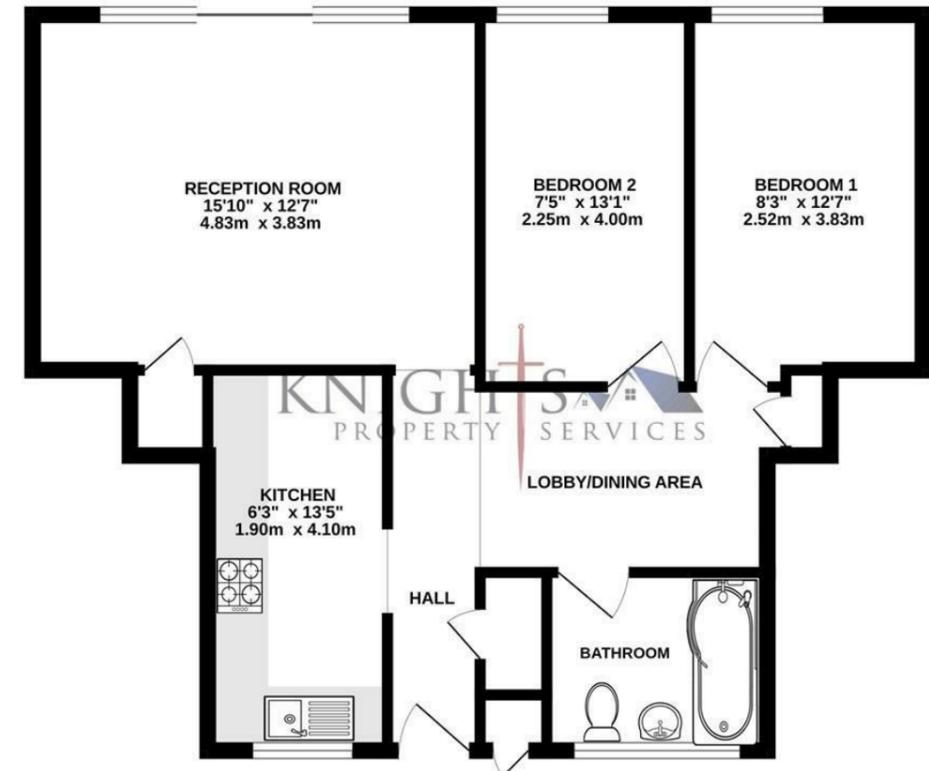
Band B.

### Leasehold Information

We have been advised by the current owner that there is approximately 83 years left on the lease. The current service charge is approximately £800 per annum and the current ground rent is approximately £30 per annum. Knights Property Services can not be held liable for any inaccuracy in this as we are relying on third party information.

## FLOORPLAN

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MARSTON DRIVE, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this large and well presented maisonette along Marston Drive, ideally situated for access to great commuter links. The ground floor home, which is being sold with no onward chain, has access on to the large communal garden from the reception room. Further benefits include two permit parking spaces. The owner has recently decorated the property and the electrics were re-done just over a year ago. The property comprising; kitchen, reception room, lobby/dining area, two good-sized bedrooms and a bathroom. Farnborough Sixth Form College is within walking distance and Farnborough Main train station is near with direct links to London Waterloo. Farnborough town centre is also within close proximity, with its good range of shopping and leisure facilities.