

# Family home in excellent order

## Upgraded property in a private cul de sac

SITUATED in Farnborough's sought-after Southwood development in a private cul-de-sac of only five properties, this spacious family home is presented in excellent condition throughout.

Having been maintained and upgraded to a high standard by the current owners to include refitted bathrooms, this home would be ideal for families – especially given its secluded position. Within easy access of the M3 junction 4A, this home is also a short distance from supermarkets and other local amenities.

Accommodation comprises: entrance porch/hall, lounge with bay window and feature Portuguese limestone fireplace with inset gas fire, dining room room with sliding patio doors to a conservatory which in turn has double doors to the garden.

The well-fitted kitchen has Indian black granite work surfaces, Bosch induction hob with extractor fan above, AEG double oven, space for fridge, washing machine and dishwashers, partly tiled walls and

Italian porcelain floor tiles. There is also a ground floor WC and under-stairs storage.

Upstairs, the main bedroom is light and airy with built-in wardrobes and a refitted en-suite with a thermostatic power shower.

There are two further double bedrooms and a single bedroom, plus a family bathroom with a refitted white suite.

The rear garden has been well maintained by the present owners and features a patio area with remote-controlled awning, various flower beds and borders with the remainder laid to lawn.

For additional storage there is a shed and a side access pathway secured by a gate.

There is a double width block paved driveway at the front of the house and a garage.

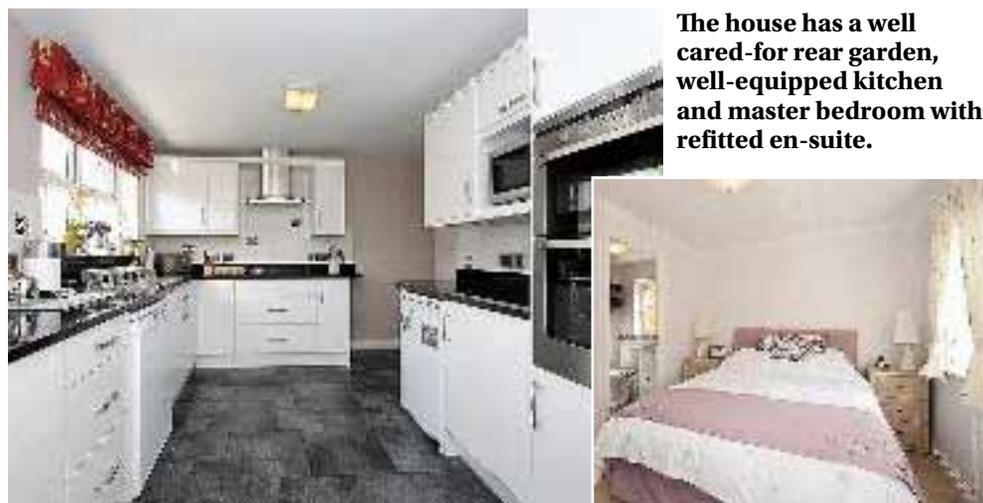
■ **For more information about this property, which is on the market at a guide price of £499,950, please contact haart Farnborough on 01252 541122.**



This attractive family home has plenty of parking at the front, as well as a garage.



The house has a well cared-for rear garden, well-equipped kitchen and master bedroom with refitted en-suite.



## HOMES & PROPERTY

### INSIDE

- Prestige and Country Homes
- Homes
- Lettings
- New Homes

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## Call for 'hidden' service charges to be made clear for leaseholders

RECENTLY released figures have revealed a dramatic increase in property service charges over the past two years with a third (33%) of management companies hiking up their costs.

According to the research, by landlord insurance provider Direct Line for Business, the average annual service charge leaseholders pay to cover their share of the overall building maintenance now stands at £1,863. For newly built developments, the costs can be even higher – due largely to the increasing amenities provided by developers, such as concierge services, lifts, leisure and fitness facilities and even cinema rooms and business suites.

Service charges are unavoidable, but some management companies are working together with leaseholders to ensure these 'hidden' extra charges are made more transparent from the outset so buyers are better able to assess the affordability of a property. A landlord or management company should only charge for the services that are detailed within the lease.

Ethical Leasehold Management (ELM), an Aldershot-based, not-for-profit freeholder/landlord and estate management company, specialises in retirement developments across Surrey and Hampshire. Lorraine Collis, Chief Executive at ELM, commented:

"As many of our residents have formerly owned their own home, usually freehold, we sometimes find that they can struggle with the

transition to life as a leaseholder; particularly with the so-called 'hidden costs' of service charges.

"It is a fact that running and managing an estate, be it a single building of apartments or a large estate/development, requires repairs and maintenance and investment of both time and money, just like any home would.

"We are also proposing through the Minister of Justice that a legal 'cooling-off period' is introduced for those buying a leasehold property, similar to that in the USA. This will ensure that prospective purchasers have a clear window of opportunity to understand and accept the service charges and the concept of leasehold ownership.

"I must stress that once understood the service charge is usually viewed positively with all of the day-to-day costs and responsibilities of things like insurances, window cleaning and gardening removed.

"If you are really unhappy with the management of your property, you do always have the Right to Manage option.

"This is a legal process which allows leaseholders to set up their own company to take over the daily running and maintenance of the property, and eventually appoint another management company, should they wish."

For more information about ELM, call 01252 356000 or visit [www.elm-group.org.uk](http://www.elm-group.org.uk).



Lorraine Collis, chief executive at ELM



## Agent to take part in property show

ESTATE agent Carson & Co will be exhibiting at a spring property exhibition in Mayfair next month.

The show, at the Millennium Hotel, is aimed at property buyers looking to move from London to the countryside and has been organised by London and country estate agent John D Wood & Co, with which Carson & Co is associated.

Carson & Co will be one of 16 estate agents from the south of England at the exhibition where a wide selection of properties will be featured. The event will be open from 12pm-6pm, is free to attend and there is no need to register. Expert staff will on hand to explain the attractions of their local areas, discuss what property hunters can buy for their money, schooling, transport links as well as the local amenities and the lifestyle on offer.

Nicholas Taylor, sales director of John D Wood & Co said: "This is an ideal opportunity to present your property to motivated London buyers actively looking to purchase in the country. This exhibition is an ideal place for time-poor Londoners to focus their property search on a specific area and to forge a face-to-face relationship with local estate agents."

For further information please contact your local branch of Carson & Co or visit [www.carsons.co.uk](http://www.carsons.co.uk).