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## 37 Corfe Way

Farnborough, Hampshire GU14 6TS

O.I.E.O £200,000 Leasehold

A superbly presented top floor apartment situated on the sought after Sycamore Park development in South Farnborough offering easy access to local schools, shops and playing fields as well as excellent road and rail links. The well balanced accommodation features a light and bright living room with Juliet balcony, two double bedrooms, kitchen/breakfast room, refitted bathroom. The property comes complete with two numbered parking spaces in the residents car park, security door entry system and use of the communal grounds which include bin storage area, bike store and clothes drying area with rotary lines. EER 'D'



## GROUND FLOOR

### COMMUNAL LOBBY

Security door entry system, stairs to upper floors, communal lighting.

### ENTRANCE HALL

Wall mounted security entry handset, doors to living room, both bedrooms and refitted bathroom, built in airing cupboard housing steel cylinder tank, built in cloaks cupboard, wall mounted electric heater and consumer unit, textured ceiling with access to loft space via hatch.

### LIVING ROOM

15' 8" x 11' 10" (4.78m x 3.61m)max. Side aspect double glazed sliding doors with Juliet balcony, rear aspect upvc double glazed window, wall mounted electric heater, Cable point, door to kitchen/breakfast room, textured ceiling.

### KITCHEN/BREAKFAST ROOM

14' 3" x 8' 0" (4.34m x 2.44m)max. Side and rear aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Plumbing and space for washing machine, built in electric four ring hob with extractor fan above and electric oven below. Space for upright fridge/freezer, space suitable for table and chairs, wall mounted electric heater, vinyl flooring, textured ceiling.

### BEDROOM ONE

12' 4" x 9' 9" (3.76m x 2.97m) Side aspect upvc double glazed window, wall mounted electric heater, built in double wardrobe with hanging rail and shelving, textured ceiling.

### BEDROOM TWO

12' 4" x 7' 11" (3.76m x 2.41m) Side aspect upvc double glazed window, wall mounted electric heater, textured ceiling.

### REFITTED BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower attachment. Heated towel rail, part tiled walls, tiled flooring, extractor, textured ceiling.

### COMMUNAL GROUNDS AND PARKING

Well kept mainly laid to lawn grounds with established trees and hedges, communal bin storage area, bike shelter and clothes drying area with rotary lines, residents car park with two numbered allocated parking spaces.

### AGENTS NOTE

We have been advised by the seller that the remaining lease term is circa 95 years, the ground rent is currently £210 per annum and the service charge is currently circa £1,600 per annum.

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